

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Terresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

**Town of Duanesburg
Zoning Board of Appeals
March 21st, 2023**

AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE

The Town of Duanesburg is offering the public the ability to attend the ZBA meeting via Zoom if participants cannot attend in person.

Join Zoom Meeting

Meeting ID: 825 2590 5610

Passcode: 262480

Dial in by Phone: 1-646-558-8656

Meeting ID: 825 2590 5610

Passcode: 262480

INTRODUCTION BY CHAIRPERSON NELSON GAGE:

OPEN FORUM

PUBLIC HEARINGS:

#22-11 McKinley/Proctor: SBL# 68.00-3-30.111, (C-1) located at 1896 Western Turnpike is seeking a side yard variance under section 11.6(2) of the Town of Duanesburg Zoning Ordinance.

Approved: Yes _____ No: _____

Comments: _____

OLD BUSINESS:

None

NEW BUSINESS:

#23-02 Govel, George: SBL# 68.00-1-24.1, (R-2) located at 3000 Western Turnpike Is seeking an area variance to under section 8.2(6) of the Town of Duanesburg Zoning Ordinance.

Comments: _____

#23-03 Bushnell, Elizabeth: SBL#35.06-5-26, (Lake 1) located at 383 Spring Road is seeking a use variance under section 7.1.6(2) of the Town of Duanesburg Zoning Ordinance.

Comments: _____

Other:

None

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

ZONING BOARD MEETING MINUTES:

January 16, 2023

Approved: Yes _____ No: _____

Comments: _____

ADJOURNMENT

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Carol Sowycz, Clerk
Teresa Bakner, Attorney



Jonathan Lack, Vice Chair Member
Matthew Ganster, Board Member
Charles Leoni, Board Member
Link Pettit, Board Member
Daniel Boggs, Board Member
Caitlin Mattos, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

NOTICE OF PUBLIC HEARING

LEGAL NOTICE NOTICE OF PUBLIC HEARING ZONING BOARD TOWN OF DUANESBURG

PLEASE TAKE NOTICE, THAT THE ZONING BOARD OF APPEALS FOR THE TOWN OF
DUANESBURG, WILL MEET IN THE TOWN BOARD ROOM LOCATED DOWNSTAIRS

AT THE TOWN HALL IN THE TOWN

OF DUANESBURG, 5853 WESTERN TURNPIKE, ON **March 21, 2023**, AT

7:00 PM FOR THE PURPOSE OF HEARING ALL PERSONS INTERESTED IN THE
APPLICATION OF:

#23-01 McKinley/Proctor: SBL#68.00-3-30.111, (C-1) located at 1896 Western
Turnpike is seeking a side yard variance under Section 11.6(2) of the Town of
Duaneburg Subdivision Ordinance.

BY ORDER OF THE CHAIRPERSON
ZONING BOARD
TOWN OF DUANESBURG
CHAIRPERSON

Town of Duaneburg is also providing the meeting via zoom if you are unable to attend
in person:

Join Zoom Meeting:
Meeting ID: 825 2590 5610
Passcode: 262480
Dial in by Phone: 1-646-558-8656

Town Hall • 5853 Western Turnpike • Duaneburg, NY 12056 • (518) 895-8920

ORIGINAL

ZONING COORDINATION REFERRAL

For Use By SCDEDP

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING
Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

Received _____
Case No. _____
Returned _____

FROM: Legislative Body
 Zoning Board of Appeals
 Planning Board

Municipality:
Town of Duanesburg

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

ACTION: Zoning Code/Law Amendment Special Permit
 Zoning Map Amendment Use Variance
 Subdivision Review Area Variance
 Site Plan Review Other (specify) _____

PUBLIC HEARING OR MEETING DATE: March 21th, 2023

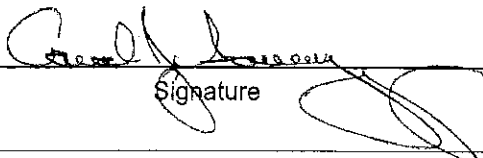
SUBJECT: #23-01 McKinley/Proctor: SBL#68.00-3-30.111, (C) located at 1896 Western Turnpike is seeking a side yard variance under Section 11.6(2) of the Town of Duanesburg Subdivision Ordinance.

- REQUIRED ENCLOSURES:**
1. Public hearing notice & copy of the application.
 2. Map of property affected. (Including Tax Map I.D. number if available)
 3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - the boundary of any city, village or town;
 - the boundary of any existing or proposed County or State park or other recreation area;
 - the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Carol Sowycz Title: Planning/Zoning Clerk
Address: 5853 Western Turnpike Duanesburg, NY 12056
E-mail: csowycz@duanesburg.net Phone: (518) 895-2040

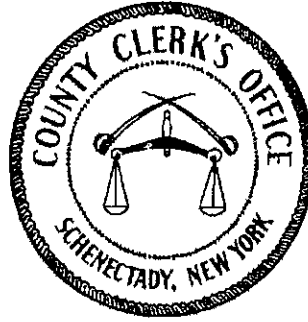

Signature

Date: 3-17-2023

33

Schenectady County Endorsement Page

JOHN J. WOODWARD
Schenectady County Clerk
620 State Street
Schenectady, NY 12305



Document Type DEED

From Party RAU

To Party MCKINLEY

RETURN TO PAUL BRIGGS, Esq.
202 UNION ST
SCHENECTADY, NY 12305

RECORDED
03/31/2004 11:30:22 AM
County Clerk
JOHN J. WOODWARD
SCHENECTADY COUNTY, NY
Book/Pages: DEED/1675/244
Total Pages: 3
Receipt No: 264988
Doc No: 2004-1909
Inst No: 200415254
CO GENERAL REVENUE \$19.50
CO E & A FEES \$9.00
CO LAND CORP SUR \$0.75
CO LAND SUR \$0.25
NY E & A FEES \$41.00
NY LAND CORP SUR \$14.25
NY LAND SUR \$4.75
NY REALTY TRANSFER \$800.00
TAX
TOTAL \$889.50
1NW: 264988 USER: WLB

Visit our Webpage:
Schenectadycountyclerk.com

RECEIVED
\$ 800.00
REAL ESTATE
MAR 31, 2004
SCHENECTADY COUNTY
3962

Important: This endorsement page constitutes the Clerk's endorsement in accordance with Local Law #7 of 1996--DO NOT DETACH--Upon recording, this page becomes part of the document.

This Deed is house parent.

This Indenture made MARCH 30, 2004

Between

ERNEST RAU, residing at 461 Settles Hill Road, Altamont, New York 12009,

party of the first part, and

EDWARD E. MC KINLEY, IV and STEPHANIE A. MC KINLEY, husband and wife, as tenants by the entirety, residing at 1896 Western Turnpike, Duanesburg, New York 12056,

party of the second part,

Witnesseth that the party of the first part, in consideration of One and 00/100-----
Dollars (\$1.00)

lawful money of the United States, and for other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain piece or parcel of land, situate, and being in the Town of Duanesburg, County of Schenectady and State of New York, more particularly bounded and described as follows:

BEGINNING at a point in the Northerly line of U.S. Route 20 (Western Turnpike), said point being in the Westerly line of Mott Road; THENCE North 62°01'20" West along said line of Route 20, a distance of 143.06 feet to a point; THENCE North 60°11'12" West, again along the same, a distance of 145.01 feet to a point; THENCE North 30°13'11" East, a distance of 272.88 feet to a point; THENCE South 69°11'15" East, a distance of 331.26 feet to a point in the West line of Mott Road, aforesaid; THENCE South 11°07'09" West, along the same, a distance of 289.15 feet to a point; THENCE South 70°53'20" West, again along the same, a distance of 51.49 feet to the Point and Place of Beginning. Containing 2.59 acres of land, more or less.

Being a portion of the premises conveyed to the party of the first party by deed dated September 17, 2002 and recorded in the Schenectady County Clerk's Office on October 25, 2002 at Book 1636 of Deeds at Page 155.

DEED Book 1675 Page 245
Doc No 2004-1909

K.P.T.S.A.
TAX MAP IDENT
SEC. 68.00K 3 LOT 30.1
D

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And said

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires,

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

Ernest Rau

ERNEST RAU

895

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

STATE OF NEW YORK, COUNTY OF *Schenectady*

On the *30th* day of *March* in the year 2004 before me, the undersigned, personally appeared

ERNEST RAU
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

[Signature]

NOTARY PUBLIC

PAUL BRIGGS
Notary Public, State of New York
No. 4970828
Qualified in Schenectady County
Commission Expires August 20, 2006

00-008

Deed
WARRANTY WITH LIEN CONVEYANT

ERNEST RAU,
TO
EDWARD F. MC KINLEY, IV AND STEPHANIE A. MC KINLEY,

Dated *MARCH 30,* 2004

STATE OF NEW YORK
County of _____ at _____

RECORDED ON THE _____ day of _____, 19____ M.
at _____ o'clock _____ of _____
in _____ of _____
at Page _____ and examined _____

Chk

DEED Book 1675 Page 246
Doc No 2004-1909

PLEASE RECORD AND RETURN TO:
PEMBERTON AND BRIGGS
Attorneys at Law
202 Union Street
Schenectady, New York 12305
Ph: (518) 372-5689

42

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And said

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires,

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

EDWARD E. MC KINLEY IV
STEPHANIE A. MC KINLEY

STATE OF NEW YORK, COUNTY OF

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

STATE OF NEW YORK, COUNTY OF SCHENECTADY

On the 5th day of May in the year 2005 before me, the undersigned, personally appeared EDWARD E. MC KINLEY, IV & STEPHANIE A. MC KINLEY personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

PAUL BRIGGS
Notary Public, State of New York
No. 4970928
Qualified in Schenectady County
Commission Expires August 20, 2006

Deed
WARRANTY WITH LIEN CONVENIENT

EDWARD E. MC KINLEY, IV AND STEPHANIE A. MC KINLEY,
TO
EDWARD E. MC KINLEY, IV AND STEPHANIE A. MC KINLEY,

Dated May 5, 2005

STATE OF NEW YORK
County of

RECORDED ON THE
day of 19
at o'clock M.
in Liber of Deeds
at Page and examined

Clerk

DEED Book 1705 Page 298
Doc No 2005-2466

PLEASE RECORD AND RETURN TO:
PEMBERTON AND BRIGGS
Attorneys at Law
202 Union Street
Schenectady, New York 12305
Ph: (518) 372-5689

SEC
Bk
FOI

This Indenture made May 5, 2005

Between

EDWARD E. MC KINLEY, IV and STEPHAINIE A. MC KINLEY, husband and wife, as tenants by the entirety, residing at 1896 Western Turnpike, Duanesburg, New York 12056,

party of the first part, and

EDWARD E. MC KINLEY, IV and STEPHANIE A. MC KINLEY, husband and wife, as tenants by the entirety, residing at 1896 Western Turnpike, Duanesburg, New York 12056,

party of the second part,

Witnesseth that the party of the first part, in consideration of One and 00/100----- Dollars (\$1.00)

lawful money of the United States, and for other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain piece or parcel of land, situate, and being in the Town of Duanesburg, County of Schenectady and State of New York, more particularly bounded and described as follows:

BEGINNING at a point in the Northerly line of U.S. Route 20 (Western Turnpike), said point being in the Westerly line of Mott Road; THENCE North 62°01'20" West along said line of Route 20, a distance of 143.06 feet to a point; THENCE North 60°11'12" West, again along the same, a distance of 145.01 feet to a point; THENCE North 30°13'11" East, a distance of 272.88 feet to a point; THENCE South 69°11'15" East, a distance of 331.26 feet to a point in the West line of Mott Road, aforesaid; THENCE South 11°07'09" West, along the same, a distance of 289.15 feet to a point; THENCE South 70°53'20" West, again along the same, a distance of 51.49 feet to the Point and Place of Beginning. Containing 2.59 acres of land, more or less.

Being the same premises conveyed to the party of the first party by deed dated March 30, 2004 and recorded in the Schenectady County Clerk's Office on March 31, 2004 at Book 1675 of Deeds at Page 244.

AND MORE PARTICULARLY, ALL that certain piece or parcel of land, situate, and being in the Town of Duanesburg, County of Schenectady and State of New York, more particularly bounded and described as follows:

BEGINNING at a point in the Northerly line of U.S. Route 20 (Western Turnpike), said point being in the division line between lands now or formerly of Waldron (Book 580 of Deeds at Page 33) on the West and the herein described parcel on the East; THENCE North 11°39'59" East, along said division line, a distance of 218.00 feet to a point; THENCE South 69°11'15" East, a distance of 420.00 feet to a point; THENCE South 30°13'11" West, a distance of 272.88 feet to a point in the North line of Route 20, aforesaid; THENCE North 60°11'12" West, along the same, a distance of 345.00 feet to the Point and Place of Beginning. Containing 2.12 acres of land, more or less.

Being the same premises conveyed to the party of the first party by deed dated March 30, 2004 and recorded in the Schenectady County Clerk's Office on March 31, 2004 at Book 1675 of Deeds at Page 247.

DEED Book 1705 Page 297
Doc No 2005-2466

D
RPTSA
TAX MAP
SEC 68-00
BLK 3
LOT 30.1

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

WARRANTY DEED

THIS INDENTURE, Made the 10th Day of April, Two Thousand Three

BETWEEN Ann Marie Dockal, residing at 679 Schoharie Turnpike, Duanesburg, New York 12056, and Tina Markle, residing at 221 Chiswell Road, Schenectady, New York 12304,

Grantor, and

VAMR Development, LLC, with an address at 1614 McGuire School Road, Delanson, New York 12053,

Grantee,

WITNESSETH, that the grantor, in consideration of ONE (\$1.00) DOLLAR, lawful money of the United States, and other good and valuable consideration, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL that parcel of land, situate in the Town of Duanesburg, County of Schenectady and State of New York, lying westerly of Mott Road, more particularly described as follows: Beginning at a point located in the westerly bounds of Mott Road (County Road 76), said point being located N. 11 deg.-07'-09" E., 289.15 feet along said westerly bounds from its intersection with the northerly bounds of U.S. Route 20; thence N. 69 deg.-11'-15" W., through lands now or formerly of Alan S. and Helen R. Wood, a distance of 751.26 feet to a point located in the division line between lands now or formerly of Waldron on the south and lands herein described on the north; thence N. 71 deg.-00'-01" W., along said division line, a distance of 212.70 feet to a point located in the division line between lands now or formerly of Konwisarz on the west and lands herein described on the east; thence N. 07 deg.-39'-54" E., along said division line, 200.00 feet to a point; thence S. 76 deg.-29'-08" E., through lands now or formerly of Alan S. and Helen R. Wood, a distance of 964.12 feet to a point located in the aforementioned westerly bounds of Mott Road; thence S. 11 deg.-07'-09" W., along said westerly bounds, a distance of 315.00 feet to the point of beginning, being 5.58 acres, more or less.

The above described premises being Lot 2 on a map entitled "Grandview Subdivision" filed in Schenectady County on July 22, 1992 as Map #-159.

BEING the same premises as described in a Warranty Deed dated April 26, 2000 and recorded in the Schenectady County Clerks Office in Book 1577 of Deeds at Page 291.

SUBJECT to the provisions of the zoning ordinance, rules and regulations and all enforceable covenants, conditions, restrictions and/or easements of record, if any, affecting same.

D
P.T.S.A.
TAX MAP IDENT
SEC. 68.00
BLK. 3
LOT 30.4

DEED Book 1649 Page 377
Doc No 20003-2184

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

AND the grantor covenants as follows:

FIRST, that the grantee shall quietly enjoy the said premises;

SECOND, that the grantor will forever Warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this Deed the day and year first above written.

IN PRESENCE OF

Ann Marie Dockal L.S.
ANN MARIE DOCKAL

Tina Markle L.S.
TINA MARKLE

STATE OF NEW YORK)
COUNTY OF SCHENECTADY)ss.:

On April 10, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Anne Marie Dockal and Tina Markle, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

R+R: ANDREW T. PELLETIER, ESQ.
400 ALTAMONT RD.
ALTAMONT, NY 12009

Paul M. Callahan
NOTARY PUBLIC



PAUL M. CALLAHAN
Notary Public, State of New York
No. 4822613
Qualified in Schenectady County
Commission Expires February 28, 2006

DEED Book 1649 Page 378
Doc No 2003-2184

NOTICE OF DETERMINATION
of the Town of Duanesburg

Date of Determination 1/11/2023

Application of CHARLES PROCTOR under section
14.5.2 (B) of the (Village of Delanson / Town of Duanesburg)
ZONING Ordinance.

Applicant CHARLES PROCTOR
Address 319 MOTT RD
DUANESBURG, N.Y. 12056

Phone _____ Zoning District C-1 SBL# 68.00-3-30.4
PT/O 68.00-3-30.11

Description of
Project: APPLICANT WOULD LIKE TO MERGE ONE PARCEL WITH ANOTHER, EXISTING BARN
AND GARAGE ON 68-3-30.11 DO NOT MEET ZONING REQ. FOR SIDE YARD SETBACK

Determination:

AREA VARIANCE REQUIRED

Reason supporting determination:

11.6 (2) OF ZONING ORDINANCE ADOPTED 6/11/15
ALSO REFER TO 14.5.2 (B)

Action: Refer to ZBA for the purpose of AREA VARIANCE

Code Enforcement Officer: Cleopha Paha

VARIANCE APPLICATION
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS

Revised 03/5/15

Date: _____ Zoning District C-1 + R-2 Type of Variance

Use Variance Area Variance

SBL# _____ Phone #: _____ Email: _____

Applicant's Name: Charles Proctor

Applicant's Address: 319 Mott Rd

Property Owner Name (if different): Ed McKinley

Property Address (if different): 1896 Western Turnpike

Property Owner's Signature _____
(Signature of owner indicates they have reviewed the proposal and give their permission)

Proposal: (Brief description of request)
Separation of property on 1896 Western Turnpike

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Eight (8) copies of this application must be reviewed and filed at least 10 days prior to the next ZBA meeting.

REQUIRED INFORMATION:

- Copy of the property deed
- Location map showing the location of the property with
 - A) Name of applicant and SBL#
 - B) North arrow; Street and if applicable the lake shore
 - C) Adjoining property owners names with location of wells and septic systems within 100ft of the adjoining property boundaries
- Property map to scale
 - A) Name of applicant and SBL#
 - B) North arrow; Location of any structures currently on the property with dimensions of the structures and distances to the property boundaries
 - C) Location of proposed structure, dimensions and intended use; Distances from the proposed structure to the property boundaries
 - D) Location of well and septic system; Any easements or right of ways and any other geographic or environmental characteristics of the property which may have a bearing on the Board's decision

I certify that all the information submitted is true and accurate to the best of my knowledge.

[Signature]
Applicant

12-8-22
Date

State of New York, county of Schenectady sworn this _____ day of _____ 20____, Notary Public

***** (For Office use only) *****

Reviewed by _____ Date _____
Fee _____ Date _____ Check# _____ Rec'd By _____
Hearing Date _____ Approved: YES NO Approval Date _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.

Other Conditions include: _____

Authorized Signature _____ Date _____
(ZBA Chairperson)

Agricultural Data Statement

Date: _____

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: _____ Address: _____ _____	Name: _____ _____ _____

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
2. Description of proposed project:

3. Location of project: Address: _____
Tax Map Number (TMP) _____

4. Is this parcel within an Agricultural District? YES NO (Check with your local assessor if you do not know.)
5. If YES, Agricultural District Number _____
6. Is this parcel actively farmed? YES NO
7. List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: <u>Murtagh #122</u> ADDRESS: _____ Is this parcel actively farmed? <u>YES</u> NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____

Dale R. Warner
Dale R. Warner

Date

10/25/22

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

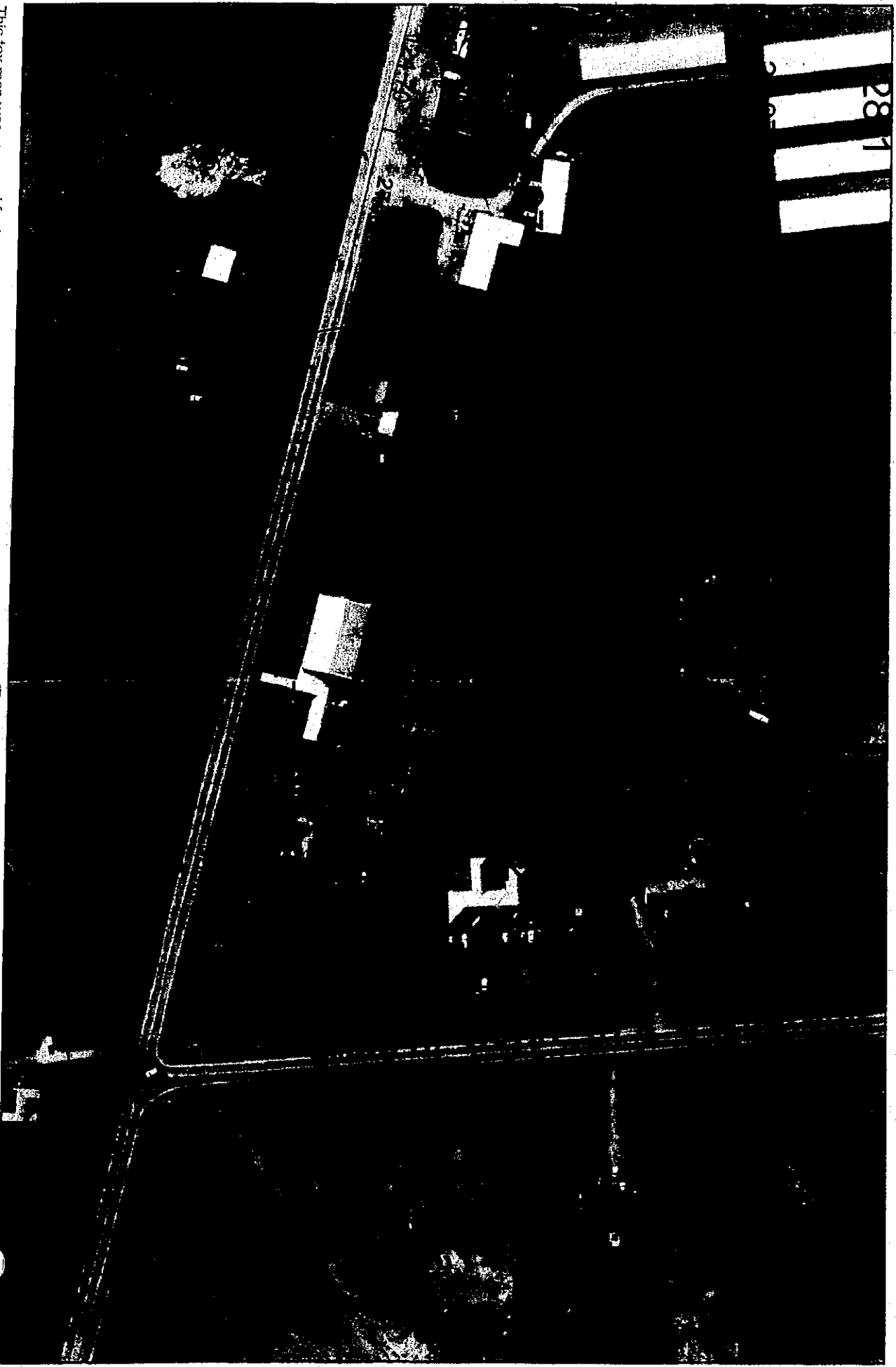
MAP IDENTIFICATION NUMBER:

68.00-3-30.111 & 30.41

DATE PRINTED: May 17, 2021

TOWN OF DUANESBURG

0 250 500



This tax map was prepared for tax purposes only and is not to be reproduced or used for sale or conveyancing.

5.58 A 1 A(C)

30.4

315

275

39

31 30.12

1 2.12^x A(C)

345

30.11

2.59 A(C)

289.15

288.07

230

40

169.45

2.43

30

230(S)
20(S)

(K-3)

TD ROAD (H-317)

Moff

VARIANCE APPLICATION
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS

Revised 03/5/15

Date: 2/14/2023 Zoning District R-2 Type of Variance
SBL# 68.00-1-24.1 Phone #: 518-424-7273
 Use Variance Area Variance

Applicant's Name: George Govel

Applicant's Address: 3000 Western Tpke
Duanesburg, NY 12056

Property Owner Name(if different): _____

Property Address (if different): _____

Property Owner's Signature _____
(Signature of owner indicates they have reviewed the proposal and give their permission)

Proposal: (Brief description of request)

Planning to build 30' x 50' x 14' building for private garage (repair/storage of personal vehicles and belongings). Ideal location to minimize exposure to curb view and impact to yard is placing building to north of northeast corner of driveway, along eastern property line. Requesting approval to place building 15' from eastern property line (border with Ostrander).

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Twelve (15) copies of this application must be reviewed and filed at least 10 days prior to the next ZBA meeting.

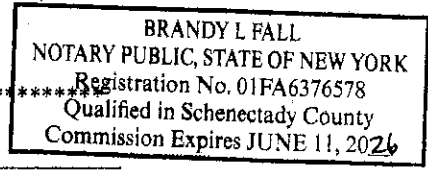
REQUIRED INFORMATION:

- Copy of the property deed
- Location map showing the location of the property with
 - A) Name of applicant and SBL#
 - B) North arrow, Street and if applicable the lake shore ~
 - C) Adjoining property owners names with location of wells and septic systems within 100ft of the adjoining property boundaries
- Property map to scale
 - A) Name of applicant and SBL#
 - B) North arrow; Location of any structures currently on the property with dimensions of the structures and distances to the property boundaries
 - C) Location of proposed structure, dimensions and intended use; Distances from the proposed structure to the property boundaries
 - D) Location of well and septic system; Any easements or right of ways and any other geographic or environmental characteristics of the property which may have a bearing on the Board's decision

I certify that all the information submitted is true and accurate to the best of my knowledge.

[Signature]
Applicant _____ Date 2/28/23

State of New York, county of Schenectady sworn this 28th day of February 2023 Notary Public



***** (For Office use only) *****
Reviewed by _____ Date _____
Fee _____ Date _____ Check# _____ Rec'd By _____
Hearing Date _____ Approved: YES NO Approval Date _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.
Other Conditions include: _____

Authorized Signature _____ Date _____
(ZBA Chairperson)

ROUTE 20

N 78° 04' 21" E

3000 Western Turnpike

Lands n/w of
LOT 2
LEASING SIMONS
P.O. 314
2.32 100'

Lands n/w of
LOT 1
LEASING KYLER
P.O. 322
1.04
683.20'

AREA = 2.71 ACRES
POND

Prop. Property Line Total

183.79'

373.59'

189.80'

N 74° 46' 48" E

N 74° 46' 48" E

S 07° 50' 00" E

S 07° 50' 00" E

500

119.09' ON

1211.00' ON

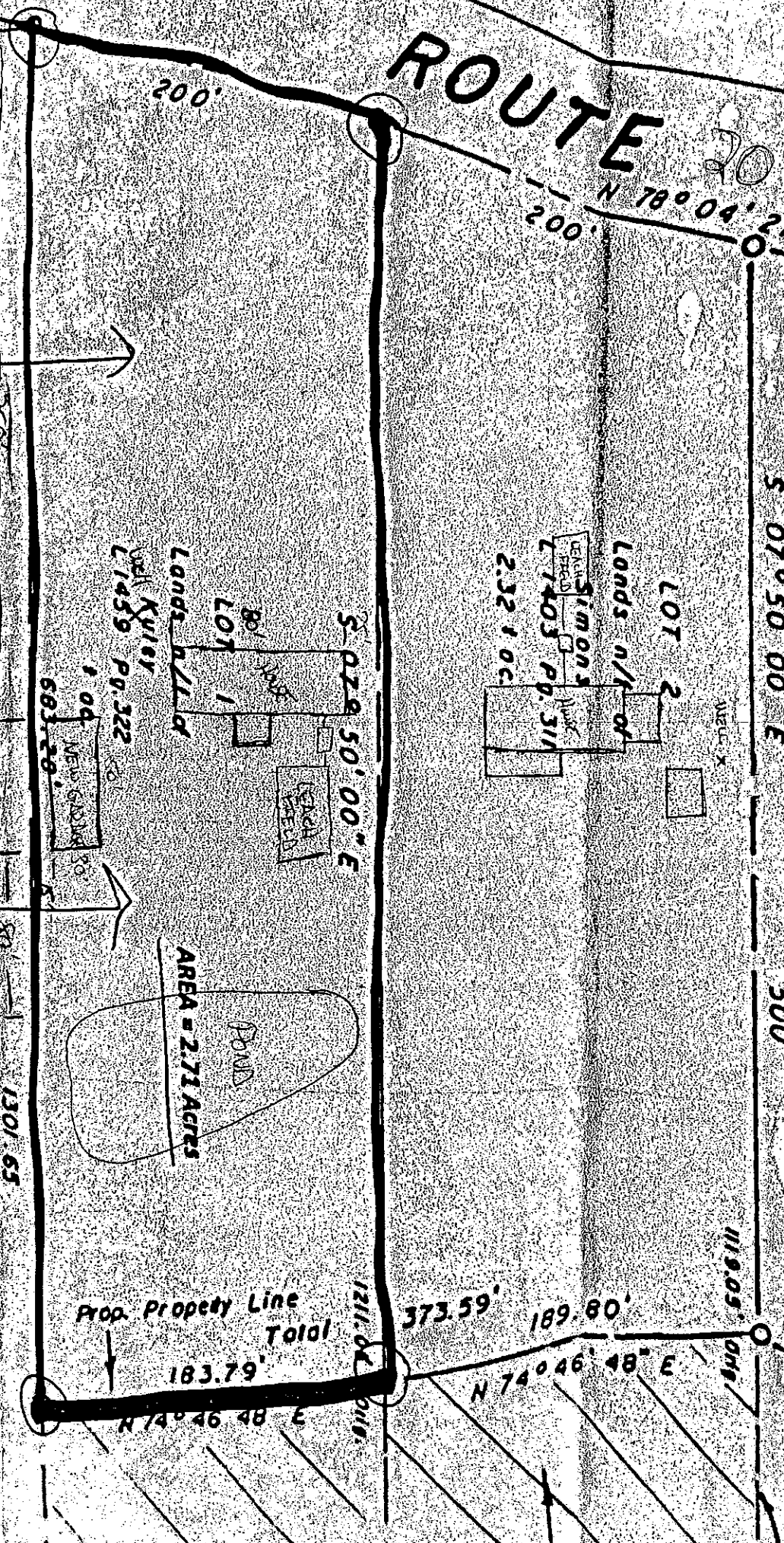
1301.65

350

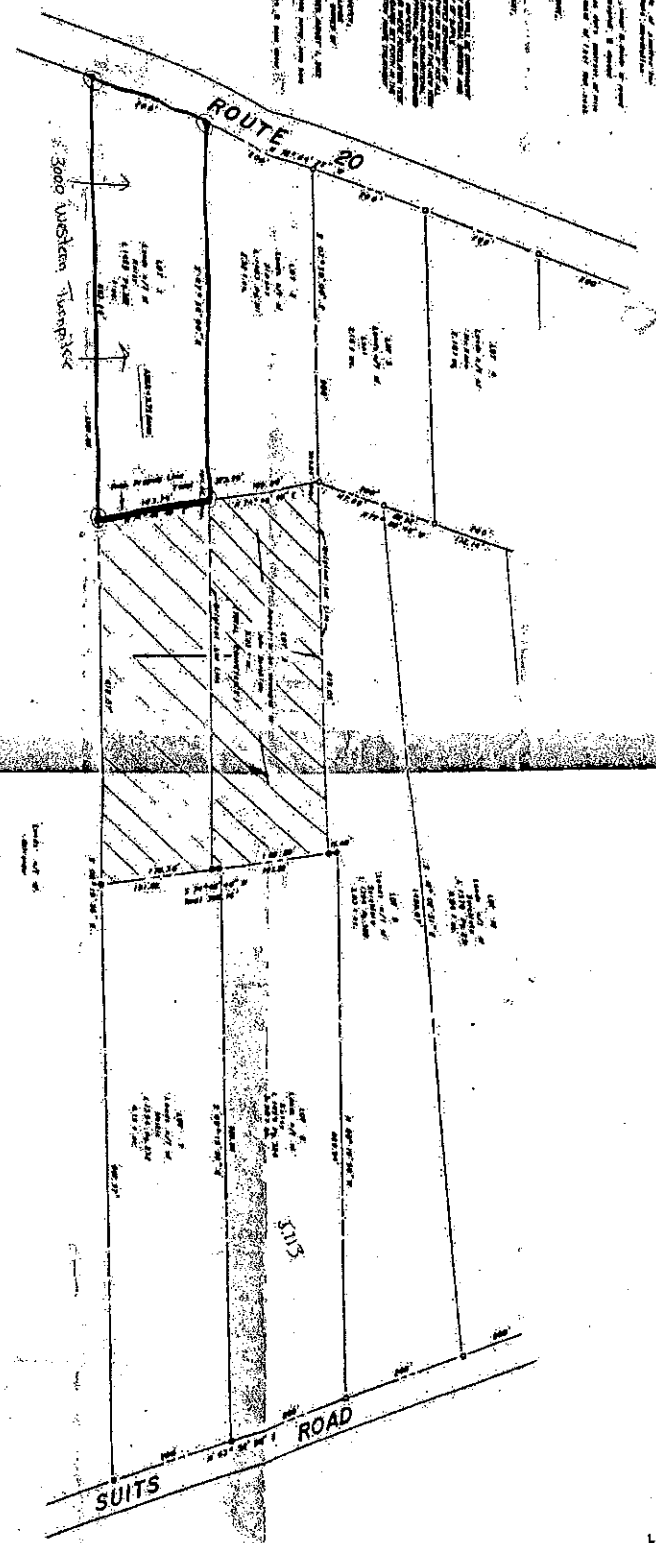
80

200'

200'



(Faint vertical text from reverse side of page)



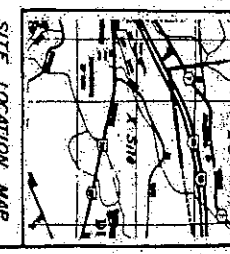
SECTION	TOWNSHIP	RANGE	ACRES

MAP SHOWING LANDS TO BE CONVERTED

JOHN D. SARCHOWITZ

D. J. JEDDA, JR. & SON
47 WESTERN STREET, ALBANY, NEW YORK
ALBANY, N.Y. 12208
(518) 582-2771

(Handwritten signature)



OLYMPIA STEEL BUILDINGS

BUILDING SPECIFICATIONS

The manufacturer is not responsible for the concrete foundation design. The structure under this contract has been designed and detailed for the loads and conditions stipulated in the contract and shown on these drawings. Any alterations to the structural system or removal of any component parts or the addition of other construction materials or loads must be done under the advice and direction of a registered architect, civil or structural engineer. The manufacturer will assume no responsibility for any loads not indicated.

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations of the following organizations and codes:

- American Institute of Steel Construction "Specification for the design fabrication and erection of structural steel for buildings."
- American Iron and Steel Institute Specification for the design of cold formed steel structural members 2007 edition.

-Metal Building Manufacturers Association "Specification for the design fabrication and erection of the structural system" most current edition. Material properties of steel plate and sheet used in fabrication of primary rigid frames and all primary structural framing members (other than cold-formed sections) conform to ASTM A-529 or A-572 all with a minimum yield point of 55 KSI.

Material properties of cold formed light gage steel members conform to the requirements of ASTM A-653, with a minimum yield point of 55 KSI. High strength bolts and their installation shall conform to ASTM specification A-325 and are designed as bearing type connections with threads included in the shear plane. All high strength bolts are to be installed to the "Snug-Tight" condition as defined by the RCSC Specification for Structural Joints Using A325 or A490 Bolts, Latest Edition, section 8.1, unless noted otherwise. Bolts in standard holes do not require washers per section 6.

Shop and field inspections and associated fees are the responsibility of the contractor, unless stipulated otherwise.

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the appropriate agency as required.

Approval of the manufacturer's drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract drawings and specifications. (AISC 303-10 Code of Standard Practice)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (Section 3.3 AISC 303-10 Code of Standard Practice)

Design considerations of any materials in the structure which are not furnished by the manufacturer, are the responsibility of the contractor and engineers other than the manufacturer's engineering, unless specifically indicated. The contractor is responsible for all erection of steel and associated work in compliance with the manufacturer's "For Construction" drawings.

Temporary supports, such as gyps, braces, flashwork or other elements required for the erection will be determined and furnished and installed by the erector. (Section 7 AISC 303-10 Code of Standard Practice)

It is the contractor's responsibility to apply or observe all pertinent safety rules and regulations, as per OSHA standards as applicable. The Contractor is responsible for the verification of all shipments received. Any external damage or shortages must be noted on all copies of the bill of lading and one copy is to be retained for your records. Failure to do so will make it impossible for the factory to honor any claim. NO EXCEPTIONS!!!

DESIGN LOADING

This structure is designed utilizing the loads indicated and applied by the :
NYBC 2018 (IBC 18)

It is the contractor's responsibility to confirm that these loads comply with the requirements of the local building department.

Specific loads : (See structural calculations and foundation reactions.)

- 20.00 PSF Live Load
- No LL Reduction Allowed
- 50 PSF Ground Snow Load
- 1.00 Thermal Factor (Ct)
- 1 Snow Exposure Factor (Ce)
- 110 MPH Wind Load Exposure B (if applicable)
- 2000 PSF Dead Load (Metal Bldg. Weight - Purlins, Panels, Etc.)
- 1 PSF Collateral Load (Ceilings, Sprinklers, Etc.)
- II - Normal Risk Category Is 1.0000 Is 1.00

SEISMIC DATA :

- 1) Mapped Spectral Acceleration for Short Period, S_s 0.22
 - 2) Site Coefficient, F_a 1.6000
 - 3) Seismic Design Category = B
 - 4) Seismic Coefficient = 0.23
 - 5) Site Class = D
 - 6) Basic Structural System and Seismic Restraint System Ordinary Moment Resisting Frame of Steel
 - 7) Frames: R = 2.5000
- B) Analysis Procedure = Equivalent Lateral Force

DRAWING INDEX

- CS-1 Drawings Cover Sheet
- CS-2 Fastener Schedule
- E1 Anchor Bolt Plan
- E2 Anchor Bolt Details & Reactions
- E3 Rigid Frame Elevation
- E4 Sidewall Framing
- E5 Endwall Framing
- E6 Roof Framing Plan
- E7 Sidewall Sheeting
- E8 Endwall Sheeting
- E9 Detail Drawings
- E10 Detail Drawings
- E11 Trim Drawings

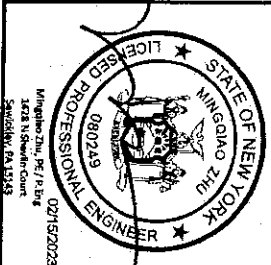
These Drawings are for :

- Construction Approval *
- Permit Anchor Bolts & Reactions

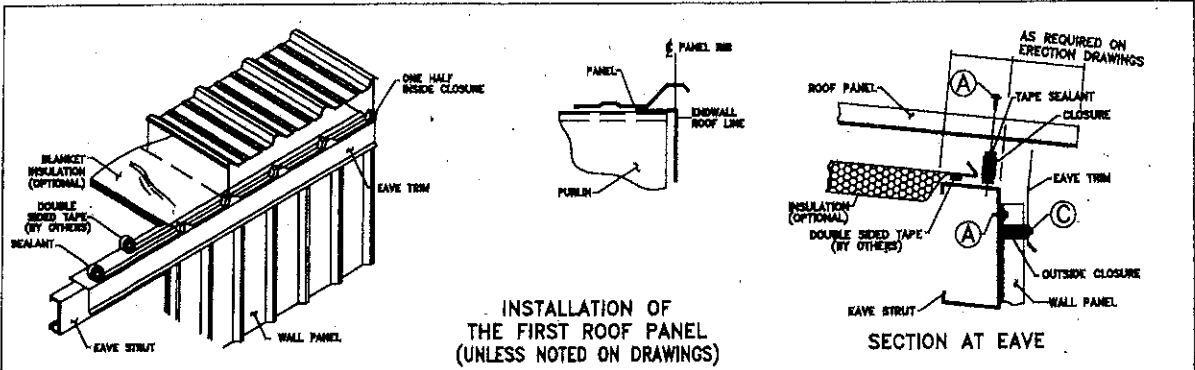
* Approval orders must be released for fabrication within thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price increases. Special attention should be given in approving dimensions and/or details. Prices vary requested dimensions by indicating "OK".

FBC product approval numbers: FL19604 & FL19605

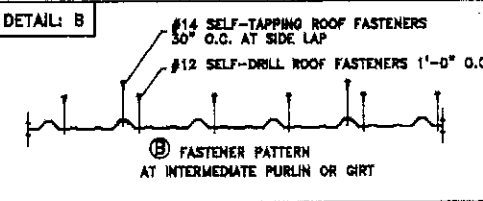
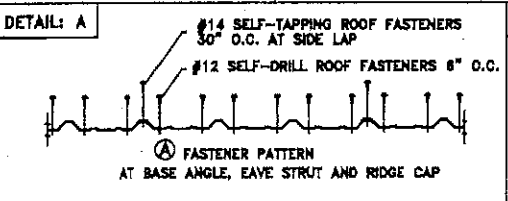
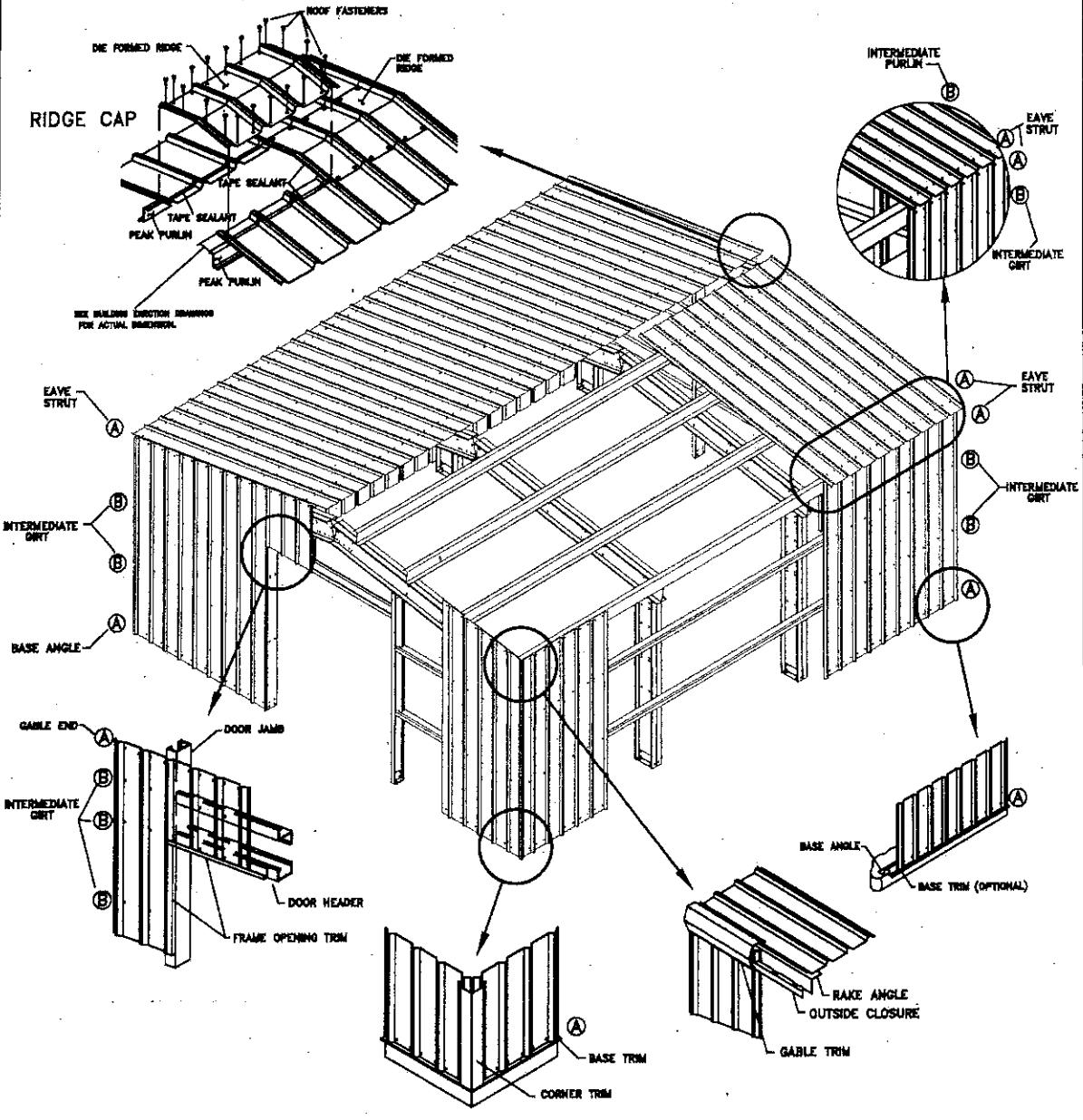
Engineering Seal
This certification covers parts manufactured and delivered by the manufacturer only, and excludes parts such as doors, windows, foundation design and erection of the building. The buyer is responsible for ensuring all specified loads are in compliance with regulatory authorities.



DSN: MQZ	DWN: MO	REV:	
DET: SSN	CHK: DP	REVISIONS	
		NO. DATE	
DRAWINGS COVER SHEET			
CUSTOMER :			
GEORGE GOVEL			
3000 WESTRN TURNPIKE, DUANESBURG NY 12056			
COUNTY : SCHEENECTADY COUNTY			
OLYMPIA STEEL BUILDINGS			
400 ISLAND AVE			
MCKEES ROCKS PA 15136			
SCALE:	DATE:	JOB NO:	SHT. NO:
NOT TO SCALE	2/9/23	009647	CS-1



FASTENER SCHEDULE



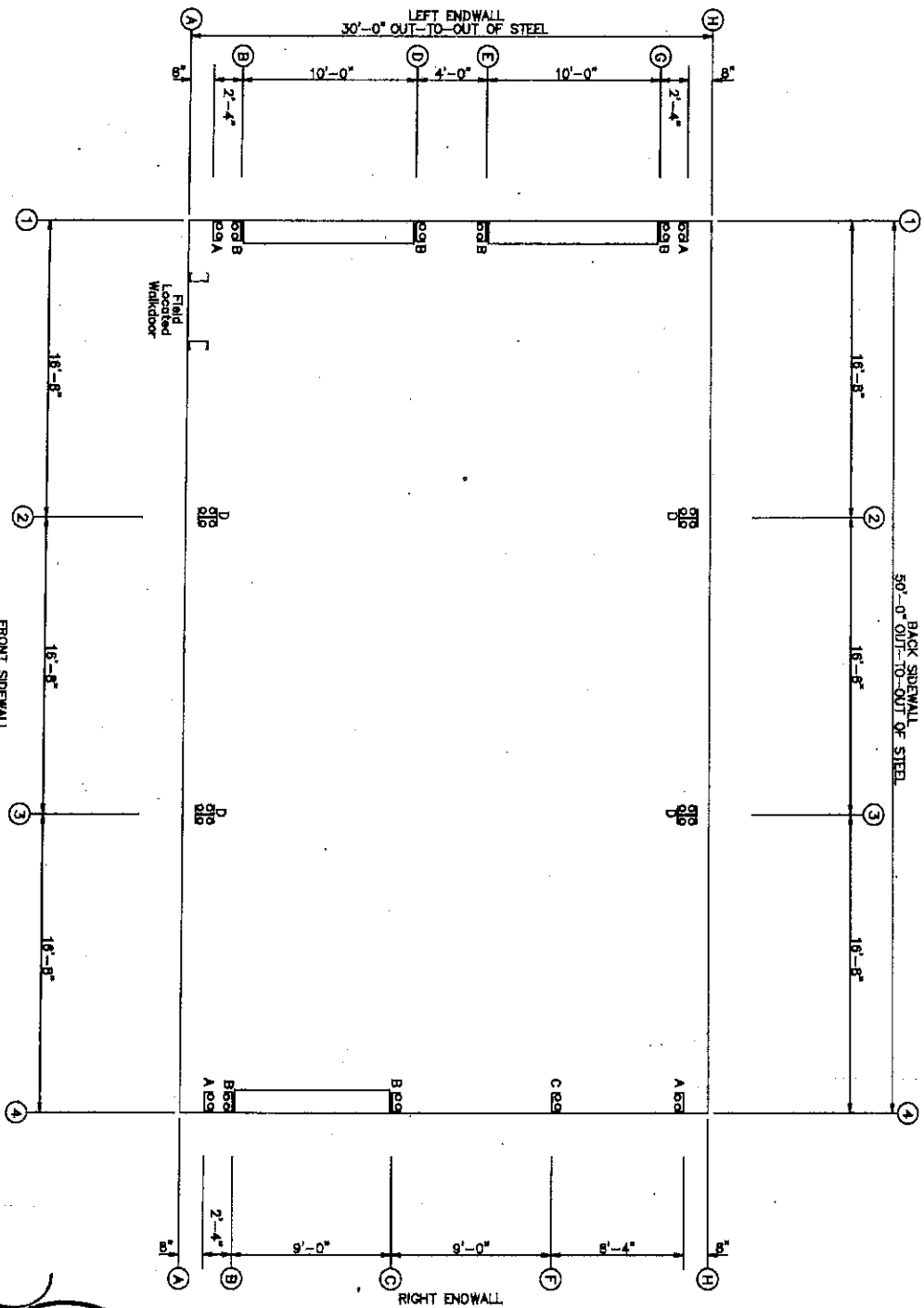
DETAIL: C

STITCH FASTENER #14x7/8" 12" ON CENTER

DATE: 2/9/23

DWG NO: CS-2

o Dia = 1/2"

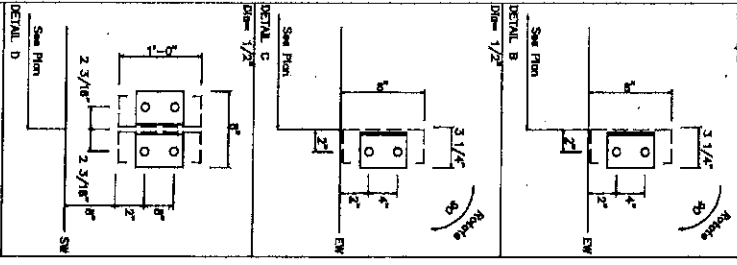
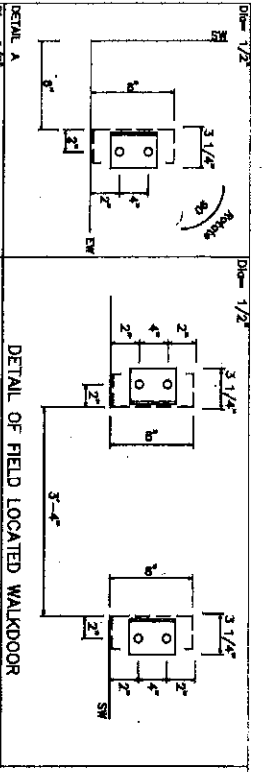


ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



CLINEMA STEEL BUILDINGS		Customer: GEORGE GOVEL	
NICKER'S ROOMS PA 18138		DUANE/SUNING NY 13068	
Draftsman: MO	Date: 2/8/23	Designer: HQZ	Date: 2/9/23
Checker: SM	Date: 2/9/23	Scale: B2	Project No: 009647
Checker: JP	Date: 2/9/23		

ANCHOR BOLT PLAN SM ET of 11



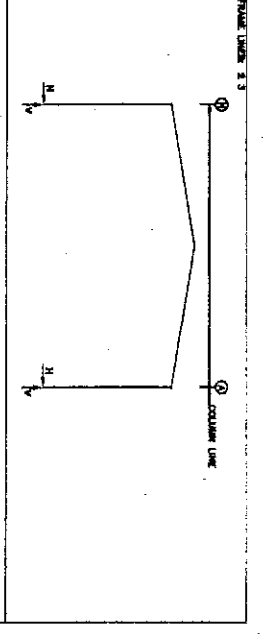
LOAD CASES:
 WIND L1 = WIND LOAD FROM LEFT CASE 1
 WIND R1 = WIND LOAD FROM RIGHT CASE 1
 WIND LNT = LONGITUDINAL WIND CASE 1
 SEISMIC L = SEISMIC LOAD FROM LEFT
 SEISMIC R = SEISMIC LOAD FROM RIGHT
 SEISMIC LN = LONGITUDINAL SEISMIC LOAD
 PLUMB S1 = FRAME 1 UNBALANCED SNOW LEFT SIDE
 PLUMB R1 = FRAME 1 UNBALANCED SNOW RIGHT SIDE
 PLUMB LN = FRAME 1 CRANE LOAD IN POSITION 1
 DRIFT = SNOW DRIFT LOAD
 SLIDE = SLIDE SNOW LOAD

NOTES FOR REACTIONS
 1. REACTIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 a. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 b. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 c. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 d. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 e. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 f. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 g. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 h. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 i. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 j. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 k. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 l. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 m. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 n. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 o. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 p. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 q. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 r. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 s. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 t. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 u. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 v. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 w. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 x. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 y. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.
 z. ALL REACTIONS ARE TO BE PROVIDED BY THE FIELD WORK.

GENERAL NOTES
 1. THE DRAWING SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

BUILDING BRACING REACTIONS

Item No.	Description	Quantity	Unit	Notes
1
2
3
4
5
6
7
8
9
10



RIGID FRAME: ANCHOR BOLTS & BRACING PLATES

Item No.	Description	Quantity	Unit	Notes
1
2
3
4
5
6
7
8
9
10

ENDWALL COLUMN: ANCHOR BOLTS & BRACING PLATES

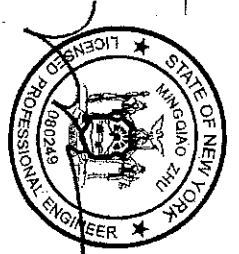
Item No.	Description	Quantity	Unit	Notes
1
2
3
4
5
6
7
8
9
10

ENDWALL COLUMN: ANCHOR BOLTS & BRACING PLATES

Item No.	Description	Quantity	Unit	Notes
1
2
3
4
5
6
7
8
9
10

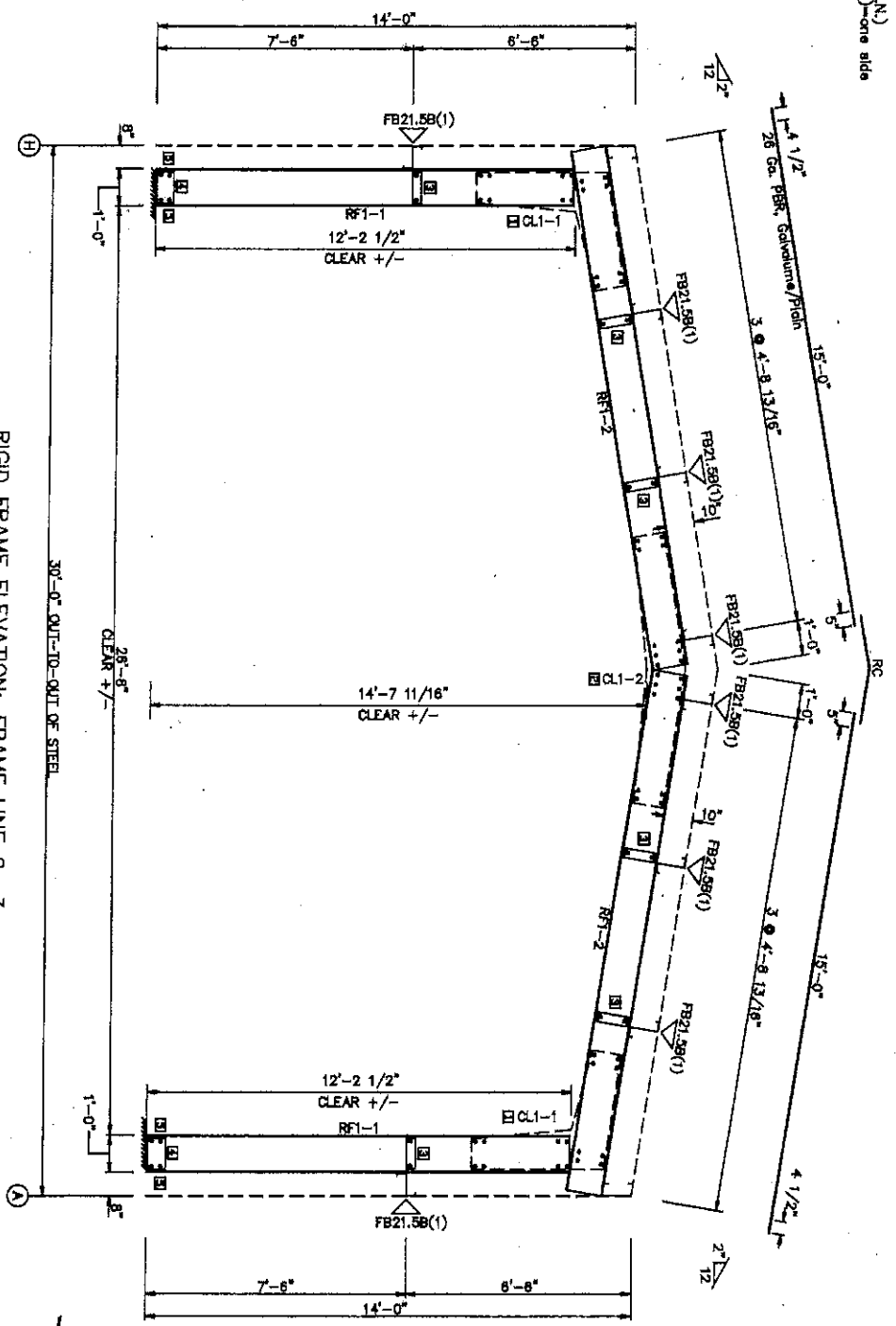
ANCHOR BOLT DETAILS & REACTIONS

Customer: GEORGE GOVE
 Designer: NO
 Checker: DP
 Date: 2/9/23
 Scale: 1/2"
 Project No: 009647
 Sheet No: 11 of 11



Work	Qty	Top	Bot	Int	Type	Dia	Length
CL1-1	8	8	0	0	A325	0.500	2.00
CL1-2	10	10	0	0	A325	0.500	2.00

▽ FLANGE BRACES: Both Sides (U.N.)
 FB21.5B(1): 21.5-length(n), (1)-one side
 B = 12X2X10.6



RIGID FRAME ELEVATION: FRAME LINE 2 3

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

MARK	MEMBER	LENGTH
RF1-1	12x5x1/2	12'-3"
RF1-2	12x5x1/2	18'-0 1/2"

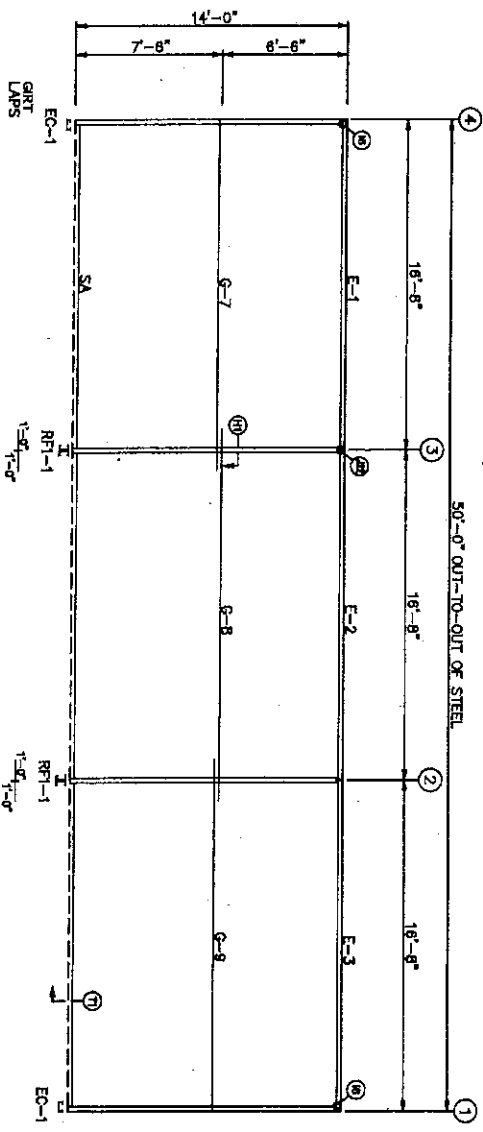
ID	MARK/Part
1	CL1-1
2	CL1-2
3	CL1-03
4	CL1-02
5	CL1-001



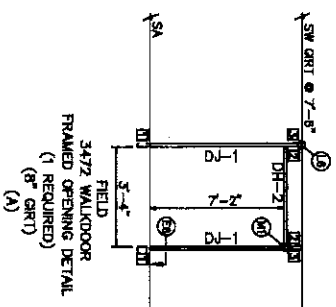
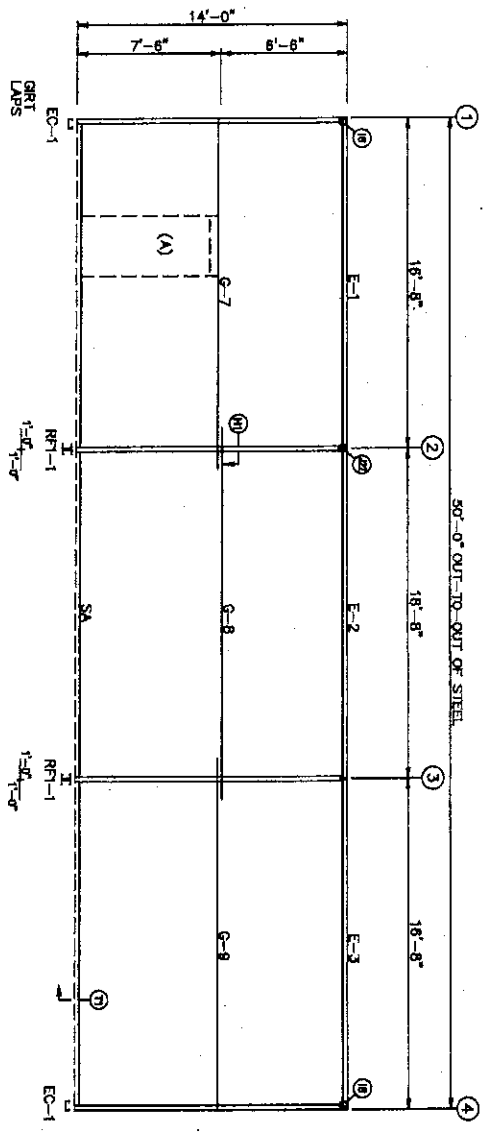
QUANTA STEEL BUILDINGS		Customer: GEORGE GOVIL	
MOCKES ROOKS PA 18138	02/15/2023	02/15/2023	02/15/2023
Designer: MO	Date: 2/9/23	Designer: MOZ	Date: 2/9/23
Drafter: SM	Date: 2/9/23	Scale: 1/8"	Job No: 009647
Checker: DP	Date: 2/9/23		

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/FRAM ITEMS MAY BE IN CONSIDERED TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

SIDEWALL FRAMING: FRAME LINE H



SIDEWALL FRAMING: FRAME LINE A



MEMBER TABLE

FRAME LINE A & H	MEMBER	LENGTH
FRAME LINE A & H	EC-1	3'-3 1/2"
	EC-2	3'-3 1/2"
	EC-3	3'-3 1/2"
	E-1	18'-7 1/2"
	E-2	18'-7 1/2"
	E-3	18'-7 1/2"
	G-7	17'-7 1/2"
	G-8	17'-7 1/2"
CONNECTION PLATES	CP0005	1
	CP0025	2
	CP0062	3

OLYMPIA STEEL BUILDINGS

LOCKER'S ROCKS PA 18138	CUSTOMER: GEORGE GOVEL
Draftsman: MO	Date: 2/9/25
Designer: SSN	Date: 2/9/25
Checker: DP	Date: 2/9/25
	Factory ID: 009847
	SH. EA. of 11



02/15/2023

ROOF TABLE

FRAME LINE LOCATION	QUANT	TYPE	DIA.	LENGTH
ER-1/ER-2	4	A325I	1 1/2"	2'-2"
ER-3/ER-4	4	A325I	1 1/2"	2'-2"
Column/Ref	8	A325I	1 1/2"	2'-2"

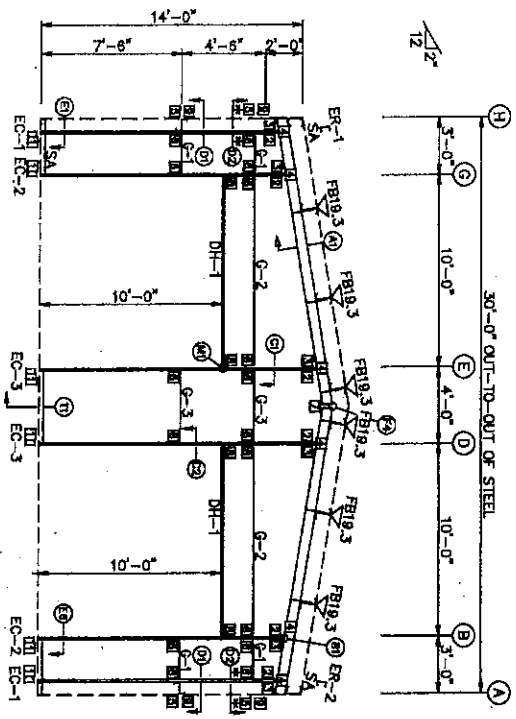
MEMBER TABLE

FRAME LINE PART	LENGTH
ER-1	12'-8 1/8"
ER-2	12'-10 3/4"
ER-3	14'-6 3/4"
ER-4	12'-10 3/4"
ER-5	14'-4 3/4"
ER-6	13'-19 3/4"
ER-7	15'-1"
ER-8	15'-1"
ER-9	15'-1"
ER-10	15'-1"
ER-11	13'-1 1/2"
ER-12	8'-11 1/2"
ER-13	1'-11 1/2"
ER-14	1'-11 1/2"
ER-15	1'-11 1/2"
ER-16	1'-11 1/2"
ER-17	1'-11 1/2"
ER-18	1'-11 1/2"
ER-19	1'-11 1/2"
ER-20	1'-11 1/2"
ER-21	1'-11 1/2"
ER-22	1'-11 1/2"
ER-23	1'-11 1/2"
ER-24	1'-11 1/2"
ER-25	1'-11 1/2"
ER-26	1'-11 1/2"
ER-27	1'-11 1/2"
ER-28	1'-11 1/2"
ER-29	1'-11 1/2"
ER-30	1'-11 1/2"
ER-31	1'-11 1/2"
ER-32	1'-11 1/2"
ER-33	1'-11 1/2"
ER-34	1'-11 1/2"
ER-35	1'-11 1/2"
ER-36	1'-11 1/2"
ER-37	1'-11 1/2"
ER-38	1'-11 1/2"
ER-39	1'-11 1/2"
ER-40	1'-11 1/2"
ER-41	1'-11 1/2"
ER-42	1'-11 1/2"
ER-43	1'-11 1/2"
ER-44	1'-11 1/2"
ER-45	1'-11 1/2"
ER-46	1'-11 1/2"
ER-47	1'-11 1/2"
ER-48	1'-11 1/2"
ER-49	1'-11 1/2"
ER-50	1'-11 1/2"
ER-51	1'-11 1/2"
ER-52	1'-11 1/2"
ER-53	1'-11 1/2"
ER-54	1'-11 1/2"
ER-55	1'-11 1/2"
ER-56	1'-11 1/2"
ER-57	1'-11 1/2"
ER-58	1'-11 1/2"
ER-59	1'-11 1/2"
ER-60	1'-11 1/2"
ER-61	1'-11 1/2"
ER-62	1'-11 1/2"
ER-63	1'-11 1/2"
ER-64	1'-11 1/2"
ER-65	1'-11 1/2"
ER-66	1'-11 1/2"
ER-67	1'-11 1/2"
ER-68	1'-11 1/2"
ER-69	1'-11 1/2"
ER-70	1'-11 1/2"
ER-71	1'-11 1/2"
ER-72	1'-11 1/2"
ER-73	1'-11 1/2"
ER-74	1'-11 1/2"
ER-75	1'-11 1/2"
ER-76	1'-11 1/2"
ER-77	1'-11 1/2"
ER-78	1'-11 1/2"
ER-79	1'-11 1/2"
ER-80	1'-11 1/2"
ER-81	1'-11 1/2"
ER-82	1'-11 1/2"
ER-83	1'-11 1/2"
ER-84	1'-11 1/2"
ER-85	1'-11 1/2"
ER-86	1'-11 1/2"
ER-87	1'-11 1/2"
ER-88	1'-11 1/2"
ER-89	1'-11 1/2"
ER-90	1'-11 1/2"
ER-91	1'-11 1/2"
ER-92	1'-11 1/2"
ER-93	1'-11 1/2"
ER-94	1'-11 1/2"
ER-95	1'-11 1/2"
ER-96	1'-11 1/2"
ER-97	1'-11 1/2"
ER-98	1'-11 1/2"
ER-99	1'-11 1/2"
ER-100	1'-11 1/2"

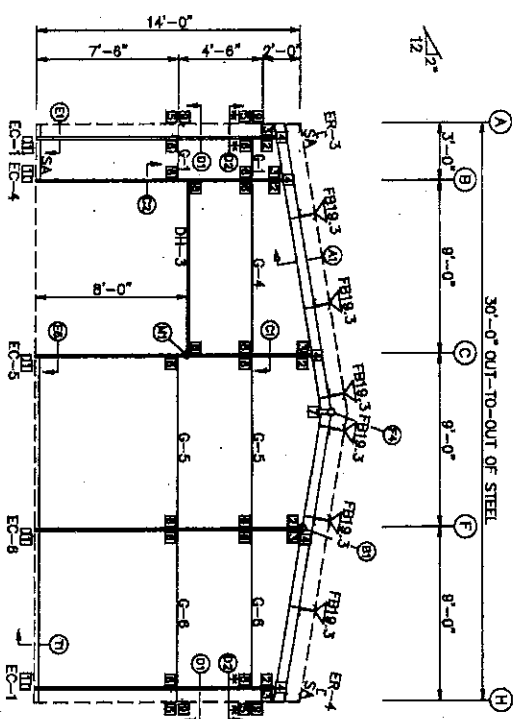
FLANGE BRACE TABLE

FRAME LINE	LENGTH
ER-1	1'-11 1/2"
ER-2	1'-11 1/2"
ER-3	1'-11 1/2"
ER-4	1'-11 1/2"
ER-5	1'-11 1/2"
ER-6	1'-11 1/2"
ER-7	1'-11 1/2"
ER-8	1'-11 1/2"
ER-9	1'-11 1/2"
ER-10	1'-11 1/2"
ER-11	1'-11 1/2"
ER-12	1'-11 1/2"
ER-13	1'-11 1/2"
ER-14	1'-11 1/2"
ER-15	1'-11 1/2"
ER-16	1'-11 1/2"
ER-17	1'-11 1/2"
ER-18	1'-11 1/2"
ER-19	1'-11 1/2"
ER-20	1'-11 1/2"
ER-21	1'-11 1/2"
ER-22	1'-11 1/2"
ER-23	1'-11 1/2"
ER-24	1'-11 1/2"
ER-25	1'-11 1/2"
ER-26	1'-11 1/2"
ER-27	1'-11 1/2"
ER-28	1'-11 1/2"
ER-29	1'-11 1/2"
ER-30	1'-11 1/2"
ER-31	1'-11 1/2"
ER-32	1'-11 1/2"
ER-33	1'-11 1/2"
ER-34	1'-11 1/2"
ER-35	1'-11 1/2"
ER-36	1'-11 1/2"
ER-37	1'-11 1/2"
ER-38	1'-11 1/2"
ER-39	1'-11 1/2"
ER-40	1'-11 1/2"
ER-41	1'-11 1/2"
ER-42	1'-11 1/2"
ER-43	1'-11 1/2"
ER-44	1'-11 1/2"
ER-45	1'-11 1/2"
ER-46	1'-11 1/2"
ER-47	1'-11 1/2"
ER-48	1'-11 1/2"
ER-49	1'-11 1/2"
ER-50	1'-11 1/2"
ER-51	1'-11 1/2"
ER-52	1'-11 1/2"
ER-53	1'-11 1/2"
ER-54	1'-11 1/2"
ER-55	1'-11 1/2"
ER-56	1'-11 1/2"
ER-57	1'-11 1/2"
ER-58	1'-11 1/2"
ER-59	1'-11 1/2"
ER-60	1'-11 1/2"
ER-61	1'-11 1/2"
ER-62	1'-11 1/2"
ER-63	1'-11 1/2"
ER-64	1'-11 1/2"
ER-65	1'-11 1/2"
ER-66	1'-11 1/2"
ER-67	1'-11 1/2"
ER-68	1'-11 1/2"
ER-69	1'-11 1/2"
ER-70	1'-11 1/2"
ER-71	1'-11 1/2"
ER-72	1'-11 1/2"
ER-73	1'-11 1/2"
ER-74	1'-11 1/2"
ER-75	1'-11 1/2"
ER-76	1'-11 1/2"
ER-77	1'-11 1/2"
ER-78	1'-11 1/2"
ER-79	1'-11 1/2"
ER-80	1'-11 1/2"
ER-81	1'-11 1/2"
ER-82	1'-11 1/2"
ER-83	1'-11 1/2"
ER-84	1'-11 1/2"
ER-85	1'-11 1/2"
ER-86	1'-11 1/2"
ER-87	1'-11 1/2"
ER-88	1'-11 1/2"
ER-89	1'-11 1/2"
ER-90	1'-11 1/2"
ER-91	1'-11 1/2"
ER-92	1'-11 1/2"
ER-93	1'-11 1/2"
ER-94	1'-11 1/2"
ER-95	1'-11 1/2"
ER-96	1'-11 1/2"
ER-97	1'-11 1/2"
ER-98	1'-11 1/2"
ER-99	1'-11 1/2"
ER-100	1'-11 1/2"

* REVERSE CLIP



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 4

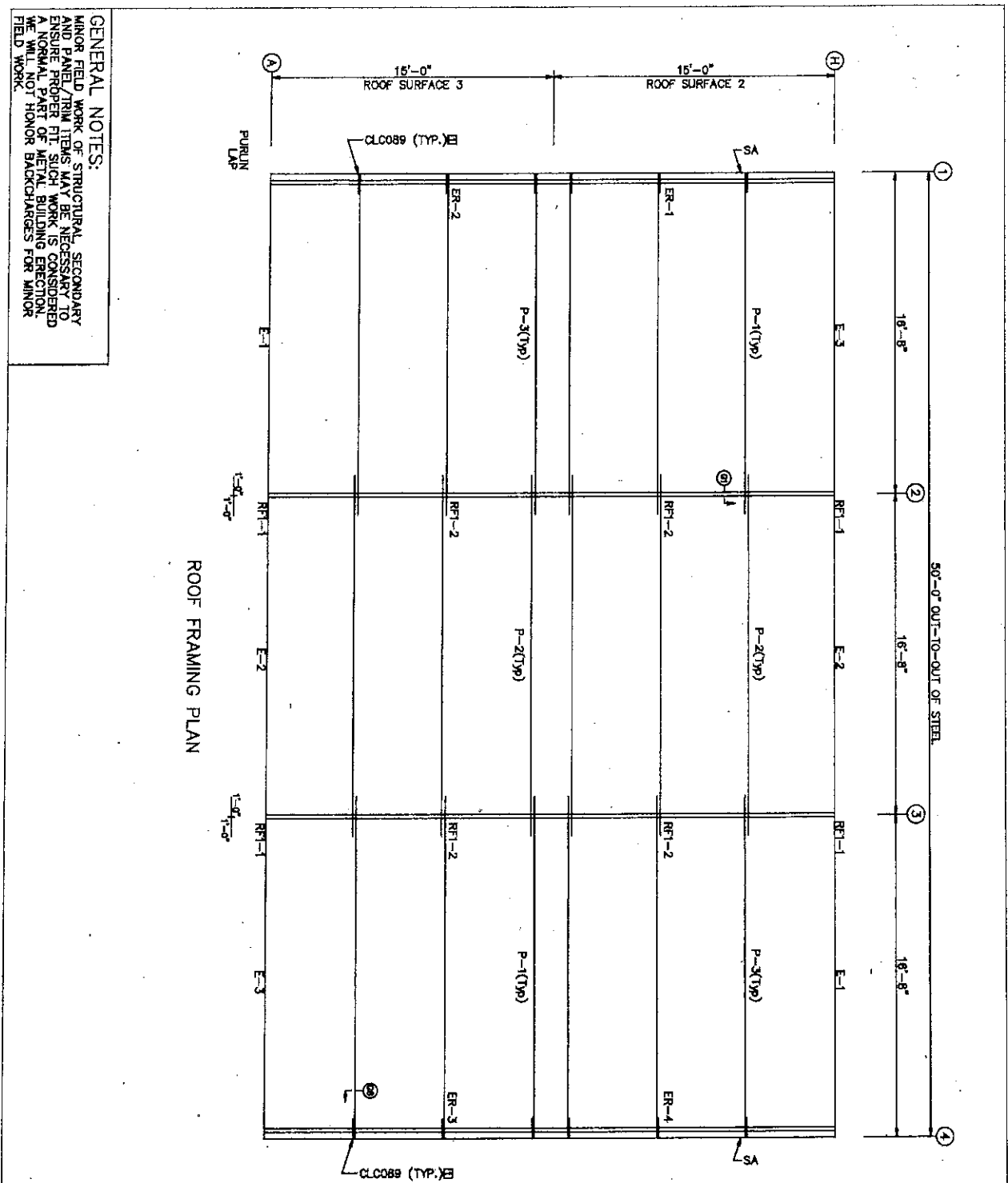
GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

OLYMPIA STEEL BUILDINGS
 16000 ROCKY PA 19136
 Designer: MD Date: 2/9/23
 Drafter: SM Date: 2/9/23
 Checker: DP Date: 2/9/23

CUSTOMER: GEORGE GOVEI
 2015/202023
 DUNESBORO NY 12008
 Designer: MD Date: 2/9/23
 Drafter: SM Date: 2/9/23
 Checker: DP Date: 2/9/23

ENDWALL FRAMING
 SH 23 of 11





ROOF FRAMING PLAN

MEMBER TABLE

MARK	PART	LENGTH
P-1	10x25x21/4	17'-7 1/2"
P-2	10x25x21/4	18'-8"
P-3	10x25x21/4	17'-7 1/2"
E-1	10x28x15	18'-7 1/2"
E-2	10x28x15	18'-7 1/2"
E-3	10x28x15	18'-7 1/2"

CONNECTION PLATES

MARK	DESCRIPTION
RFI-1	CLC089
RFI-2	CLC089

RC (18)

ROOF SHEETING
 PANELS: 28 Gd. PBR
 Gdvelum/P/fin

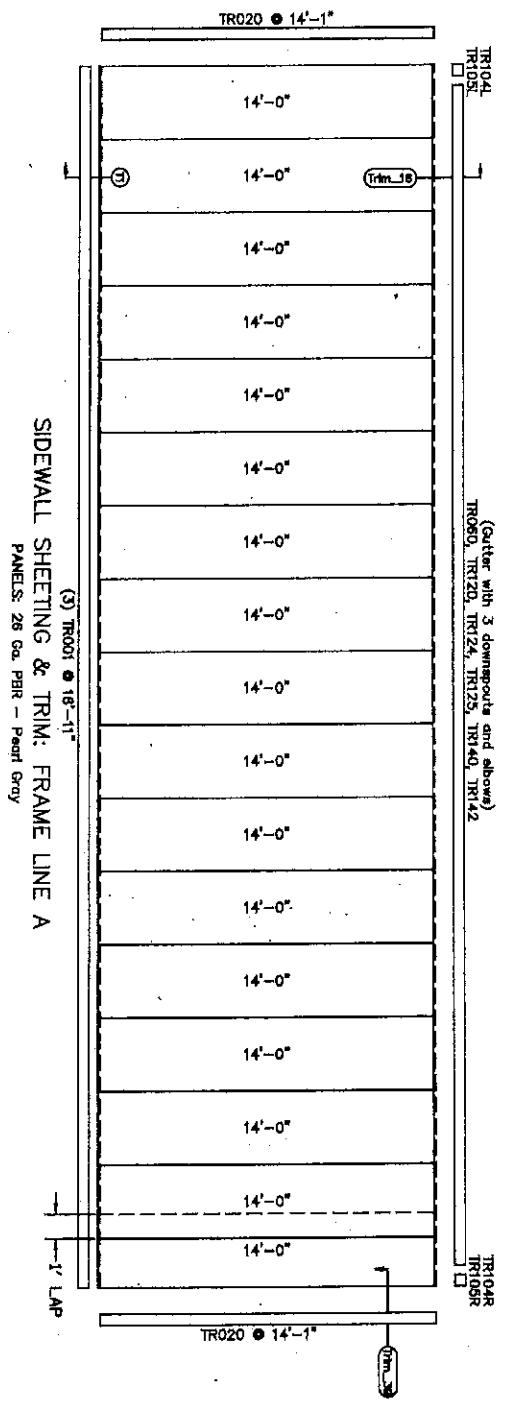


OLYMPIA STEEL BUILDINGS

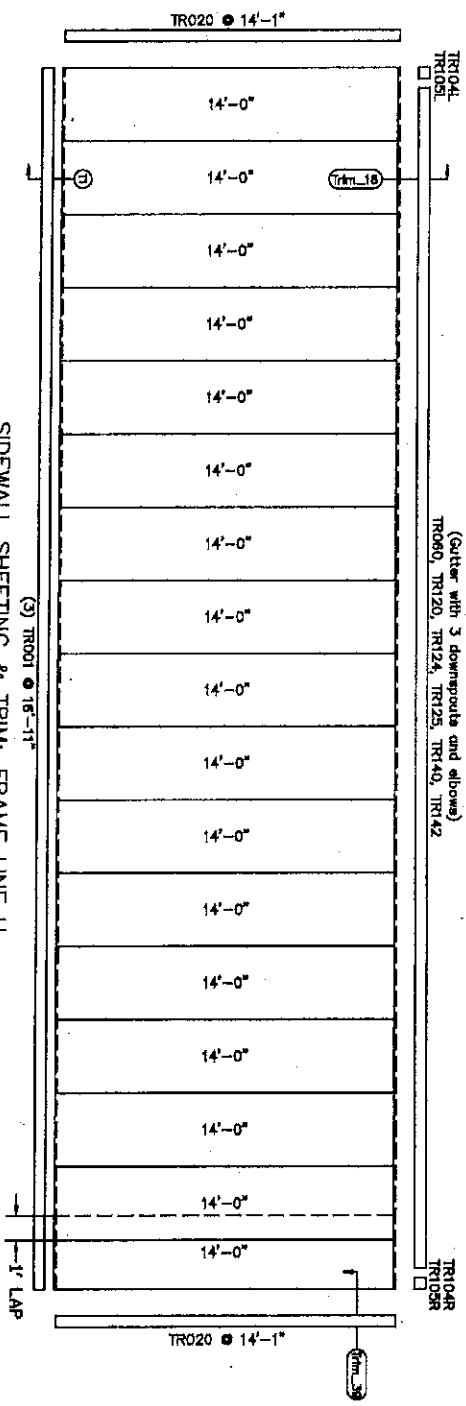
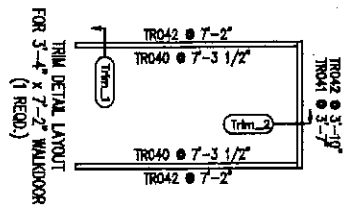
PROJECT NO	DATE	DESIGNER	DATE
16158	2/9/23	MAZ	2/9/23
DR	2/9/23	DR	2/9/23
009647			

0215/02028

4th EG of 11



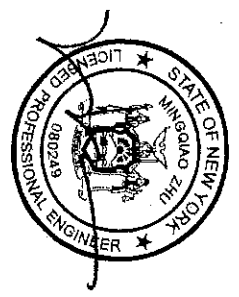
SIDEWALL SHEETING & TRIM: FRAME LINE A
 PANELS: 26 Ga. PBR - Pearl Grey



SIDEWALL SHEETING & TRIM: FRAME LINE H
 PANELS: 26 Ga. PBR - Pearl Grey

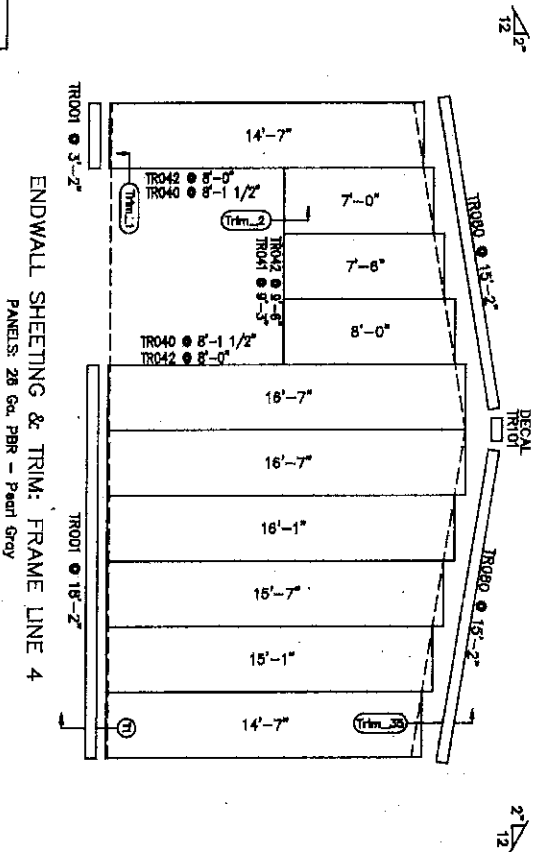
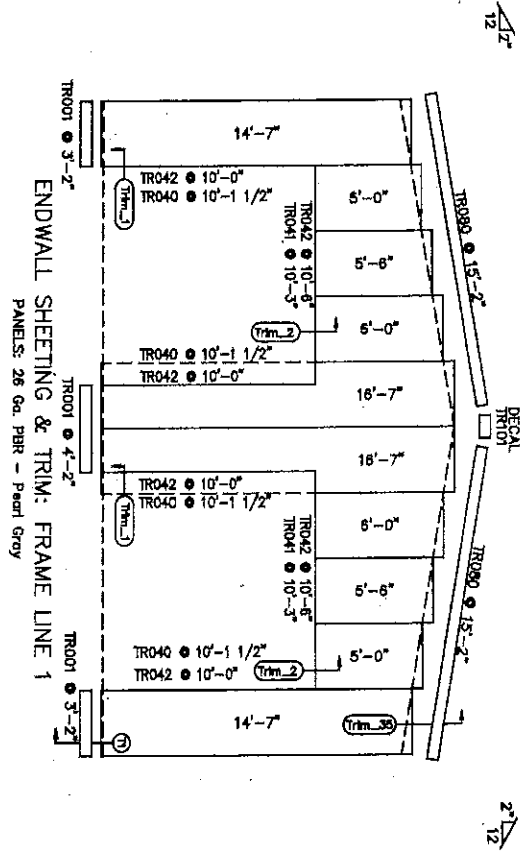
GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

OLYMPIA STEEL BUILDINGS		Customer: GEORGE DOVE	
LOCKERS: 1000S PA 18136		DATE: 2/9/25	DATE: 2/9/25
Drawn: MZ	Design: MZ	Sales: D:	Factory D:
Checked: SSN	Date: 2/9/25		009647
Checked: DP	Date: 2/9/25		
SIDEWALL SHEETING		SM E7 of 11	



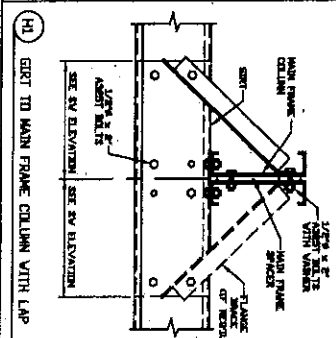
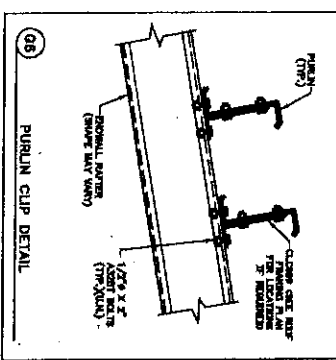
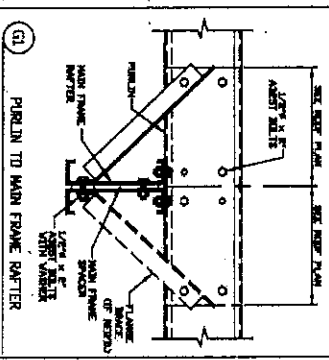
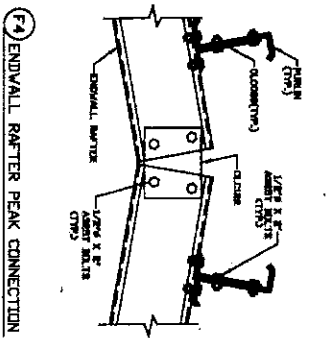
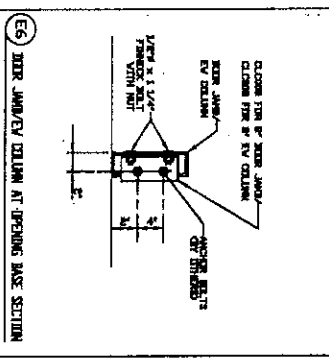
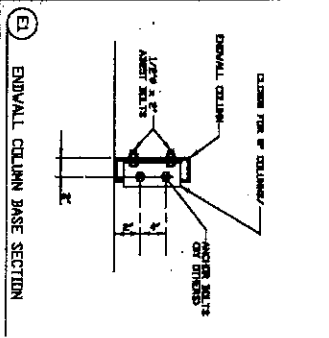
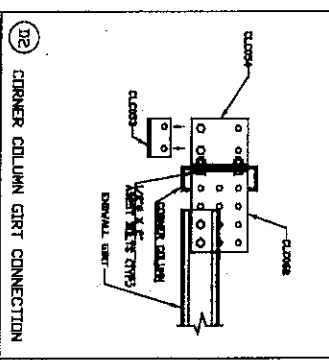
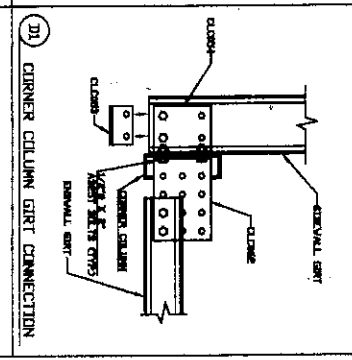
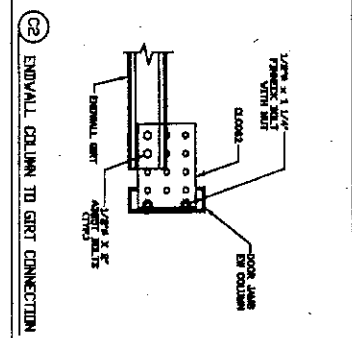
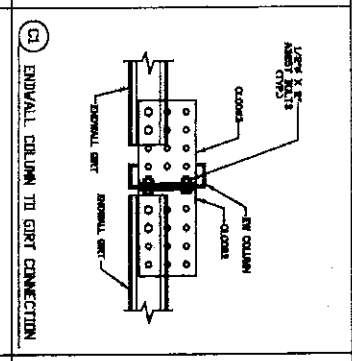
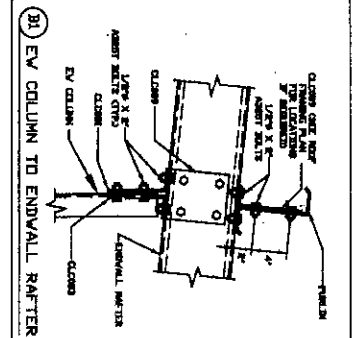
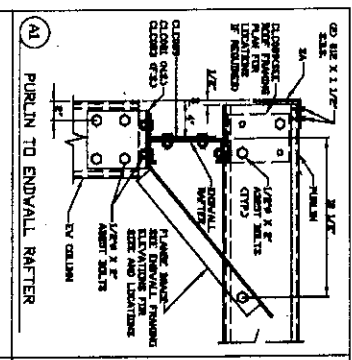
02/15/2023

GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

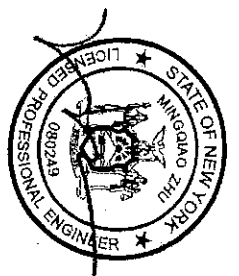


OLYMPIA STEEL BUILDINGS		Customer: GEORGE DOVEL	
LOCKER ROOMS PA 18138	Order No: 2/8/23	Designer: MZ	Date: 2/9/23
Distributor: SSH	Date: 2/8/23	Sales D:	Factory D:
Order: 2/8/23	Order: 2/8/23		009647
ENDWALL SHEETING			SM EB of 11

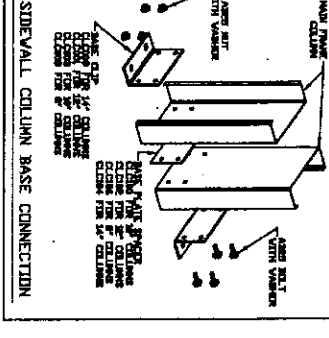
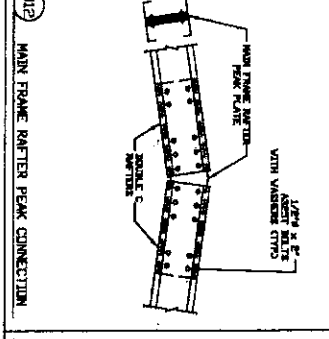
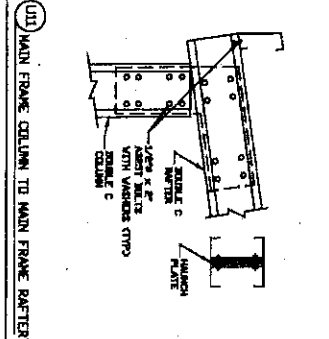
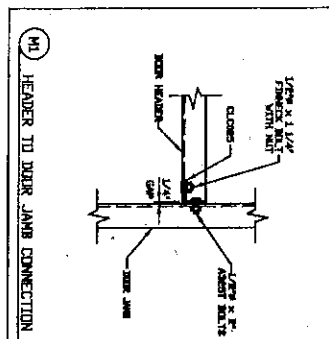
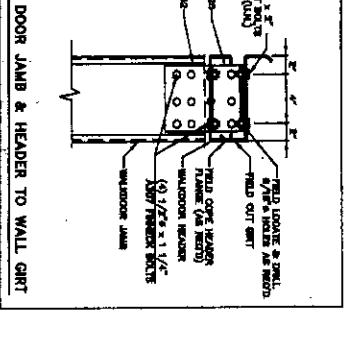
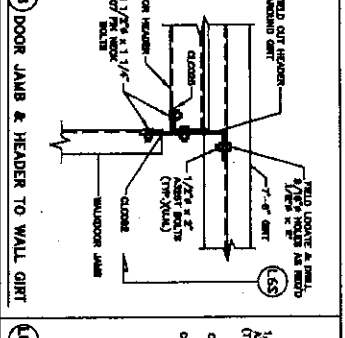
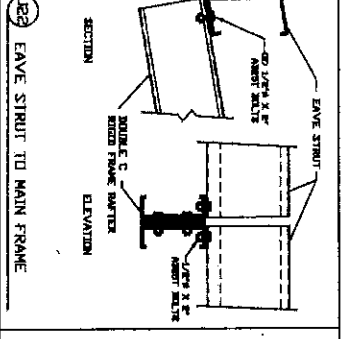
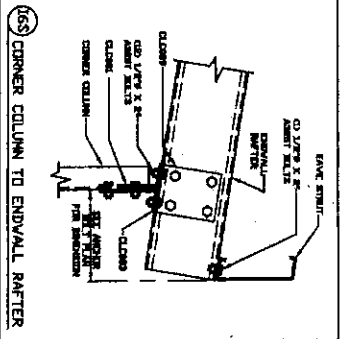
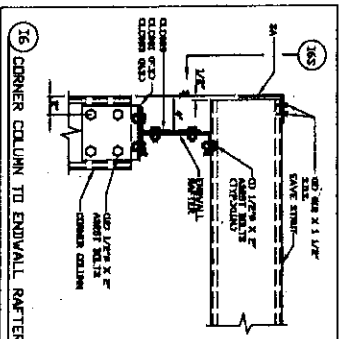




OLYMPIA STEEL BUILDINGS		Customer: GERMES GOVEL	
MOORE'S ROCKS PA 18138	Date: 2/8/23	DRAWINGS	Date: 2/8/23
Director: SSN	Date: 2/8/23	Designer: MAZ	Checker: DS
Checker: BV	Date: 2/8/23	Scale: DS	Quantity: DS
DETAIL DRAWINGS		009647	
SH 13 of 11			

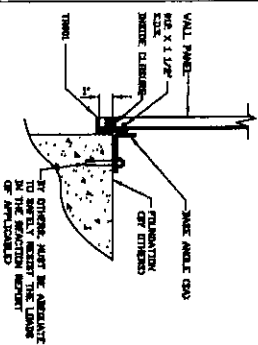


02/15/2023

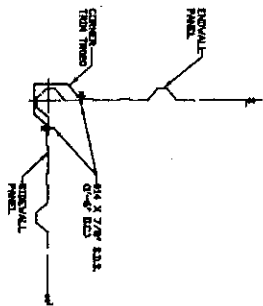


OLYMPIA STEEL BUILDINGS		02/15/2023	
MARSHES ROCKS PA 18158	DRUMSBRING NY 12048	Customer: GEORGE BONTE	
Designer: MOZ	Design: 2/9/23	Designer: MOZ	Date: 2/9/23
Checker: SM	Date: 2/9/23	Checker: SM	Date: 2/9/23
Checker: DP	Date: 2/9/23	Checker: DP	Date: 2/9/23
DETAIL DRAWINGS		Sheet No:	009647
		Sheet Count:	SM E10 of 11

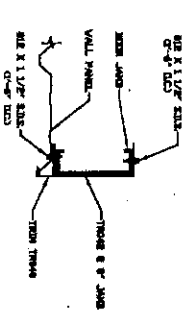




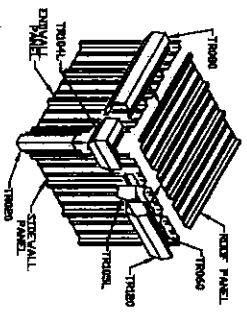
T1 BASE TRIM SECTION



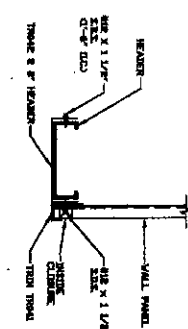
T1-39 CORNER TRIM SECTION



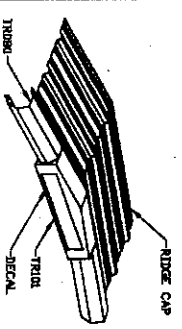
T1-1 DOOR JAMB TRIM



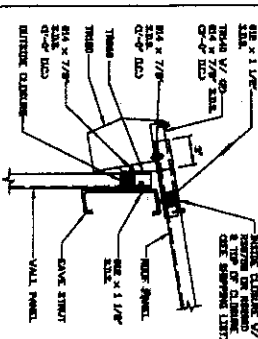
T1-1-1 BUILDING CORNER DETAIL



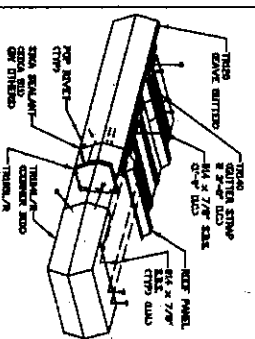
T1-2 HEADER TRIM



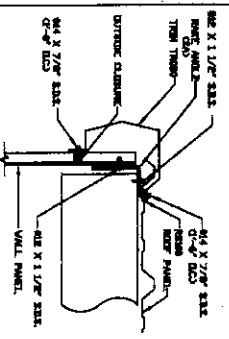
T1-2-1 PEAK DETAIL



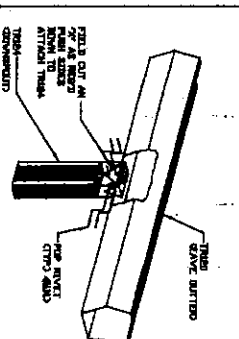
T1-18 GUTTER TRIM SECTION



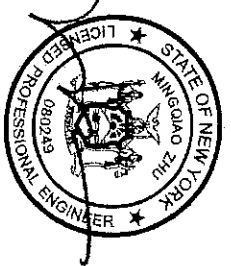
T1-18-1 GUTTER END CAP DETAIL



T1-35 RAKE TRIM SECTION



T1-35-1 GUTTER/DOWNSPOUT ASSEMBLY



QUINCY STEEL BUILDINGS		Customer: GEORGE CONEL	
10000 ROCKS F.A. 18138		DULLESVILLE NY 12068	
Order No	2/9/23	Design: MZ	Date: 2/9/23
Drafts: SM	Date: 2/9/23	Scale: 1/8"	Form: 008647
Checker: DP	Date: 2/9/23		

TRIM DRAWINGS

VARIANCE APPLICATION
TOWN OF DUANESBURG
ZONING BOARD OF APPEALS

Revised 03/5/15

Date: 2-27-23 Zoning District Lake 1 Type of Variance
SBL# 35.06-5-26 Phone #: 518-225-3346 Use Variance Area Variance
Email: camarol4297@yahoo.com

Applicant's Name: Elizabeth Bushnell

Applicant's Address: 383 Spring Rd.
Delanson N.Y. 12053

Property Owner Name(if different): _____

Property Address (if different): _____

Property Owner's Signature _____
(Signature of owner indicates they have reviewed the proposal and give their permission)

Proposal: (Brief description of request)
attached garage w/ upstairs storage

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Eight (8) copies of this application must be reviewed and filed at least 10 days prior to the next ZBA meeting.

REQUIRED INFORMATION:

- Copy of the property deed
- Location map showing the location of the property with
 - A) Name of applicant and SBL#
 - B) North arrow; Street and if applicable the lake shore
 - C) Adjoining property owners names with location of wells and septic systems within 100ft of the adjoining property boundaries
- Property map to scale
 - A) Name of applicant and SBL#
 - B) North arrow; Location of any structures currently on the property with dimensions of the structures and distances to the property boundaries
 - C) Location of proposed structure, dimensions and intended use; Distances from the proposed structure to the property boundaries
 - D) Location of well and septic system; Any easements or right of ways and any other geographic or environmental characteristics of the property which may have a bearing on the Board's decision

I certify that all the information submitted is true and accurate to the best of my knowledge.

Elizabeth Bushnell
Applicant

02-27-23
Date

JENNIFER M. HOWE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01H06351801
Qualified in Schenectady County
My Commission Expires 12-12-2024

State of New York, county of Schenectady sworn this 27th day of February 2023 Notary Public [Signature]

***** (For Office use only) *****

Reviewed by _____ Date _____
Fee _____ Date _____ Check# _____ Rec'd By _____
Hearing Date _____ Approved: YES NO Approval Date _____

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.

Other Conditions include: _____

Authorized Signature _____ Date _____
(ZBA Chairperson)

Agricultural Data Statement

Date: 2-27-23

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: <u>Elizabeth Bushnell</u>	Name: _____
Address: <u>383 Spring Rd.</u>	_____
<u>Delanson NY 12053</u>	_____

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance; Subdivision Approval (circle one or more)
- Description of proposed project:
attached garage w/ 2nd floor storage
- Location of project: Address: 383 Spring Rd. Delanson NY 12053
Tax Map Number (TMP) 35.06-5-26
- Is this parcel within an Agricultural District? YES NO (Check with your local assessor if you do not know.)
- If YES, Agricultural District Number _____
- Is this parcel actively farmed? YES NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

Elizabeth Bushnell
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: Dale R. Warner

Date

Revised 4/4/17

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



BARGAIN AND SALE DEED – NEW YORK STATE

THIS INDENTURE, made this 11th day of July, 2013, between **Shaun Donovan, Secretary of the U. S. Department of Housing and Urban Development, 451 7th St., SW, Washington, DC 20410.**

Party of the First Part, and

Elizabeth Teneyck residing at 1556 Vley Road, Scotia, NY 12302

Party of the Second Part

WITNESSETH, that the Party of the First Part, in consideration of **One Hundred and Sixty-Eight Thousand Ninety-Five and 00/100 Dollars (\$168,095.00)**, lawful money of the United States of America, paid by the Party of the Second Part, does hereby grant and release unto the Party of the Second Part, and to the heirs, distributees and assigns of the Party of the Second Part, forever

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Duaneburgh, County of Schenectady and State of New York,

Schedule "A" attached

TAX ACCOUNT NUMBER 35.06-5-26
PROPERTY ADDRESS 383 Spring Road, Delanson, NY 12053
TAX MAILING ADDRESS

BEING THE SAME PROPERTY as acquired by the Party of the First Part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

TOGETHER WITH the appurtenances and all the estate and rights of the Party of the First Part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, and to the heirs, distributees and assigns of said Party of the Second Part, forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and **SUBJECT** to any state of facts an accurate survey would show.

AND THE Party of the First Part covenants that the Party of the First Part has not done or suffered anything whereby the said premises have been incumbered in any way whatsoever.

THE Party of the First Part, in compliance with Section 13 of the Lien Law of the State of New York will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that said Party of the First Part will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

BARGAIN AND SALE DEED
PAGE 2

IN WITNESS WHEREOF, the undersigned has set his / her hand as a principal of Cityside - HHN on behalf of said Secretary of the U. S. Department of Housing and Urban Development, pursuant to a Redelegation of authority dated July 18, 2005, HUD Docket # FR-4837-D-57, published in 70 F.R. 43171 (7/26/05).

By: **Shaun Donovan, Secretary of the U. S.
Department of Housing and Urban Development**
By: **Cityside - HHN, pursuant to a Delegation of
Authority**

By: 

(Title) CM/Alternate Project Manager

Kate F. Connor
Printed Name

STATE OF NEW HAMPSHIRE)
COUNTY OF HILLSBOROUGH) ss.

On the 11th day of July, 2013, before me, the undersigned, personally appeared Kate F. Connor, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of whom the individual(s) acted, executed the instrument.



Notary Public

DEBRA ROWLAND, Notary Public
My Commission Expires April 14, 2015

Stamp or Seal:

My Commission Expires:

BARGAIN AND SALE DEED
HUD to Elizabeth A Teneyck
Dated: July, 2013

The effective date of transfer (Closing Date) is the 17th day of July, 2013.

Record & Return to:

SCHEDULE A - LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Duaneburg, County of Schenectady, State of New York, and known as Lot No. 25 on a map of building lots belonging to Albert A. Van Buren, et al, dated August 14, 1919 and filed in the Schenectady County Clerk's Office, said lot is more particularly described as follows:

COMMENCING at a point on the southerly side of Maria Pond, where the easterly line of Lot No. 24 as designated on said map intersects, and running

Thence southerly along the last mentioned line about one hundred seventy-five (175) feet to the northerly margin of a certain road, as designated on said map as "right of way",

Thence easterly along the said right of way, sixty (60) feet to a point where the westerly line of Lot No. 26 intersects, and running

Thence northerly along the last mentioned line about one hundred sixty seven (167) feet to the highwater line of Maria Pond;

Thence westerly along the highwater line of Maria Pond about sixty (60) feet to the point or place of beginning.

Granting and conveying to the party of the second part the right of ingress and egress over the said right of way as designated on said map.

Res 383 Spring Rd, Delanson
371 - 372449



Application for Building Permit
 TOWN OF DUANESBURG
 5853 Western Turnpike
 Duaneburg, NY 12056

Building Department
 518-895-2040

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit. The Applicant or Owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed on this application which are part of these requirements, and will allow all inspections as required. A BUILDING PERMIT IS REQUIRED BEFORE commencing construction or other improvement, removal, relocation, or demolition of any building or structure (including barns, farm residences and other structure) and BEFORE the installation of heating equipment or LP Gas and wood burning devices. Undertaking activity that requires a building permit prior to obtaining such permit is prohibited. Once obtained the Building Permit must be made visible from the street or road.

Date February 27th 2023
 Applicant's Name Elizabeth Bushnell
 Applicant is (Check one or more): Owner Agent
 Enginee/Architect Contractor Other (Specify):
 Address: 383 Spring Rd.
Delanson NY Zip 12053
 Email carol1197@yahoo.com Phone 518-825-3346
 Owner's Name Elizabeth Bushnell
 Address: 383 Spring Rd.
Delanson NY Zip 12053
 Email carol1197@yahoo.com Phone 518-825-3346
 Property Location of Proposed Construction _____
 _____ Municipality _____

Permit# _____
 Tax Map # 035.06

BUILDING SET BACKS: Please Attach Plot Plan	
Zoning District <u>L-1</u>	Lot Size <u>60'x180'</u>
Front Yard Depth _____	Feet _____
Right Side Yard Width <u>8'6"</u>	Feet _____
Left Side Yard Width <u>22'8"</u>	Feet _____
Rear Yard Depth <u>14'</u>	Feet _____
Bldg. Height <u>27</u>	Feet <u>2</u> Stories

Wages are being paid for performance of work yes no
 If yes, provide proof of Workers Compensation:
 (Form C-105.2 or CE-200 for Sole Proprietor)

Floor Area 1680 Sq. Ft.
 Proposed Building Size _____
 Proposed Addition Size 28x30
 Existing Use of Property driveway + yard
 Explain Proposed Use garage + storage

If a Sanitation Permit is required, it must be obtained prior to issuance of a building permit.

Sanitation Permit # _____
Conventional _____ Alternative _____
Sewer District _____ Date of Issuance _____

Water Supply: Municipal water supply New Well
 Existing Well

Estimated Cost \$ 100K - 125K

NOTE: Inspections by Building Department are required at the following schedule (You must call for inspections)

1. Footing Inspection, prior to pouring concrete
 2. Foundation Inspection, prior to pouring concrete
 3. Foundation Inspection, LP or gas prior to backfilling.
 4. Framing Inspection, rough plumbing, rough electrical, rough HVAC.
 5. Insulation Inspection, prior to enclosing any walls.
 6. Final Inspection, when all work has been completed.
- Construction work not in compliance with code provisions shall be required to remain exposed until it has been brought into compliance with the code, been reinspected, and been found satisfactory as completed.

NO BUILDING SHALL BE OCCUPIED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED BY THE BUILDING DEPARTMENT.

Note: THIS BUILDING PERMIT EXPIRES
 ONE (1) YEAR FROM DATE OF ISSUANCE.

Elizabeth Bushnell
 Signature of Owner, Applicant or Agent

(For Office Use Only)

The above application is hereby (approved) or (disapproved) and permission (granted) or (denied) for the construction, reconstruction or alteration of a building, accessory structure or other work as declared above.
 Reason for refusal of permit:

_____ per section _____ of the Town of Duaneburg Zoning Ordinance.

Building & Sanitation Inspector _____

Date _____

Fee (includes certificate of occupancy)

\$ _____ Cash Check # _____ Date Ptd _____

THREE sets of stamped construction documents must be submitted with application.

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- I am performing all the work for which the building permit was issued.
- I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- I have a homeowners insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ◆ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a WC/DB-100 exemption form; OR
- ◆ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

Myra Bushnell
(Signature of Homeowner)

Feb. 27th 2023
(Date Signed)

Elizabeth Bushnell
(Homeowner's Name Printed)

Home Telephone Number _____

Property Address that requires the building permit:

383 Spring Rd.
Delanson, N.Y. 12053

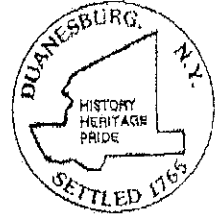
SWORN TO BEFORE ME THIS _____ DAY

OF _____

(COUNTY CLERK OR NOTARY PUBLIC)

Town of Duanesburg

Schenectady County



Dale R. Warner,

**Building Inspector,
Code Enforcement Officer,
Town Planner**

Revision of Plans: Town Resolution # 162-84 "Amendments, if any, to the application or to the plans and specifications accompanying the same shall be filed with the Code Enforcement Officer prior to the commencement of such change of work."

Section 3305 of the Building Code of New York State:

Sanitary facilities shall be provided during construction, remodeling or demolition activities.

EPA'S (Environmental Protection Agency) Renovation Repair and Painting Rule (RRP):

Under EPA Law any home constructed prior to 1978 being renovated states that the contractor must be certified in lead removal. Please see the EPA's website at EPA.gov/Lead

Local Law No. 07 of the Year 2006 Section 5

Work site prior to the issuance of a Building Permit. Must be marked for building location.

Highway Work Permit: Any work, including construction or disturbance in Highway Right of Way

1. NYS DOT- Paul Korowajczyk, P.E – 393-0863
2. County of Schenectady – Angelo Melillo – 356-5340 ext.233
3. Town of Duanesburg — William Reed 895-2772

911 Address: Mark Storti – Schenectady County – 386-2225

Electrical Inspections: All Electrical Inspections must be conducted by any of the following;
(See Reverse)

Energy Certificate: A certificate shall be completed by the builder or licensed design professional listing the predominant R-values of **All** components of the structure. See section 401.3 of the ECCC of NYS.

Energy Code- Mandatory- Air leakage Test (Blower Door) cannot exceed 3 air changes per hour.

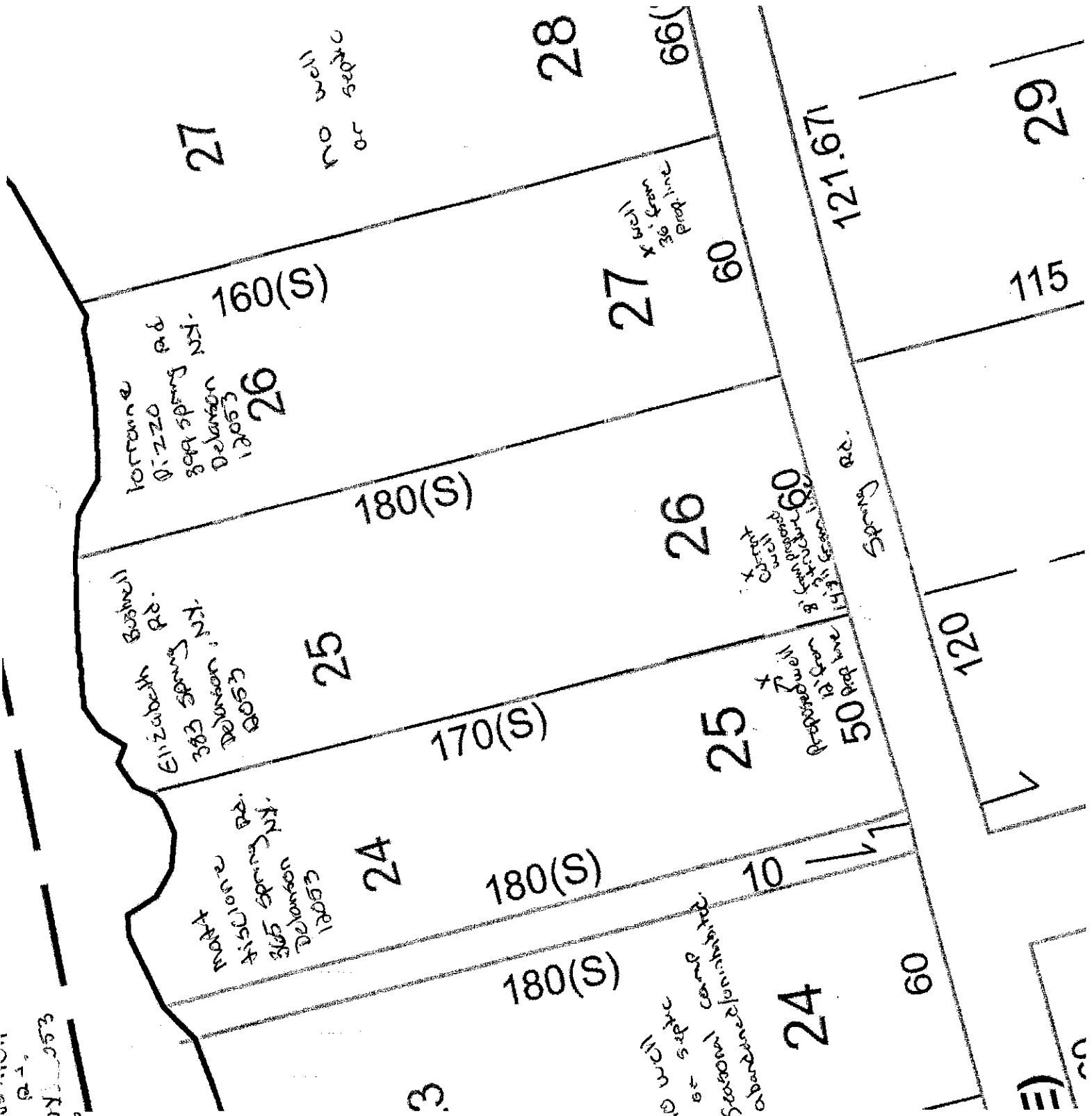
Portable Fire Extinguisher: Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated, in every storage and construction shed, and where special hazards exist including the use of flammable and combustible liquids. (Section 1415.1 of the 2010 Fire Code of NYS)

Inspection of Gas Piping Installations: Any installation of gas piping and vent installations and gas-fired appliances must be inspected under section 1203.3(b)(2)(v) of the Uniform Code: Minimum Standards for Administration and Enforcement including underground and rough-ins.

Certificate of Occupancy: Where a building permit is required no building hereafter erected or relocated, and no addition to or structural alteration of any building, shall be used or occupied for any purpose until, a Certificate of Occupancy has been issued by the Code Enforcement Officer. As a condition of the final receipt of a certificate of occupancy or certificate of completion, a sign or symbol designed and approved by the Code Council shall be affixed to any electric box attached to the exterior of the structure.

Lucretia Buscell 2-27-23
(Owner, Applicant, or Agents Signature) (Date)

Elizabeth Delanson
383 Spring Rd.
Delanson NY 12053
35.06-5-26



27

no well or septic

28

66

Torrance
D. Zizzo
389 Spring Rd.
Delanson
NY 12053

160(S)

26

27

60

1/2 acre
x 365
ft. road
line

Elizabeth
Delanson
383 Spring
Rd.
Delanson
NY 12053

25

180(S)

26

60
Dundas
Rd.
365 Spring Rd.
Delanson
NY 12053

Mark &
Vicki Clark
365 Spring
Rd.
Delanson
NY 12053

24

180(S)

25

50
Dundas
Rd.
365 Spring
Rd.
Delanson
NY 12053

180(S)

24

60

abandoned
camp site
No well

115

29

121.67

120

↓

↑
North

Nelson Gage, Zoning Board Chair
Chris Parslow, Town Planner
Melissa Deffer, Clerk
Terresa Bakner, Board Attorney



Jonathan Lack, Vice Chairperson
Link Pettit, Board Member
Daniel Boggs, Board Member
Matthew Ganster, Board Member
Charles Leoni, Board Member

TOWN OF DUANESBURG
SCHENECTADY COUNTY

Town of Duanesburg
Zoning Board Minutes
January 16th, 2023
Draft Copy

RECEIVED
JAN 18 2023
TOWN OF DUANESBURG
TOWN CLERK

MEMBERS PRESENT: Nelson Gage- Chairperson, Jonathan Lack- Vice Chairperson, Matthew Ganster, Charles Leoni via zoom, and Daniel Boggs- Link Pettit. Also attending Chris Parslow- Town Planner, and Clerk Melissa Deffer.

INTRODUCTION:

Nelson Gage opened the meeting at 7:00 pm. Gage welcomed everyone to tonight's meeting.

OPEN FORUM:

Nelson Gage opened the open forum at 7:01pm.

Lynne Bruning located at 13388 Duanesburg Rd (Please See Attachment)

The Clerk explained that the job posting is on the Facebook page, her last day is Friday January 27th and will no longer be working for the Town of Duanesburg.

Nelson Gage closed the open forum.

PUBLIC HEARINGS:

#22-10 Beliveau, Matt: SBL#35.06-2-9; (R-1) located at Hillside Rd is seeking an Area Variance and a Side Yard Variance under sections 6.6(2);6.5(1) of the Town of Duanesburg Zoning Ordinance.

and Luigi Palleschi from ABD Engineering were present at the meeting via zoom. Mr. Palleschi gave his presentation to the public and explained he is representing Mr. Beliveau who bought the property last fall and is part of Beliveau Brothers, LLC.

Mr. Palleschi explained the changes that were made to the map and stated that the landowner agreed to push the eastside setback to 20ft instead of 10ft, making the west side still within the prorated distance. The House will still have the same blue print 50X70 with a 2 car front load garage built in. The finished height of the house will not exceed the 35 ft height maximum. The reason there are no blueprints drawn up is because they wanted to get the approvals before paying someone to draw a house, they will not be able to build potentially. The house will be in line with all the other houses on Hillside Rd.

Chairperson Gage did go out and do a site visit and measured with a wheel tape, his

findings were the same as the surveyors and did note that it is a double lot. Gage explained that the house Mr. Beliveau would like to build to is no bigger in land coverage than the rest of the homes preexisting on the single lots.

Nancy Eddings located at 260 Hillside Rd would like to know if any of the Board Members have gone out to visit the site. Mrs. Eddings expressed that she is not happy with this big of a house being built in Mariaville. It will not be in the characteristic of the neighborhood.

William VanBuren located at 189 Hillside Rd would like to know who owns his driveway then and again why Mr. Beliveau can build a house, but he was told he couldn't build a garage by Code Enforcement.

Town Planner explained that if you wanted to renovate or change an existing structure you would have to get a survey and potentially must move the structure. Along with getting a building permit/variance. You do have rights to the driveway because you have been maintaining it for years.

Gage/Lack made a motion to close the public hearing for the **#22-10 Beliveau, Matt** application.

Gage aye, Lack aye, Pettit aye, Boggs aye, Ganster aye. **Approved.**

Lack/Gage made a motion to grant **#22-10 Beliveau, Matt**: SBL#35.06-2-9, (R-1) located at Hillside Rd a 25,560 sqft Area Variance.

Lack aye, Gage aye, Ganster aye, Boggs aye, Pettit aye. **Approved.**

Lack/Gage made a motion to grant **#22-10 Beliveau, Matt**: SBL#35.06-2-9, (R-1) located at Hillside Rd an 8ft East Side Yard Variance to construct a 50x70 single family dwelling with a incorporated garage provided a building permit be obtained within 6 months.

Lack nay, Gage aye, Ganster nay, Boggs nay, Pettit nay. **Denied.**

Luigi Palleschi from ABD Engineering would like to know the reasoning behind the denial of the side yard variance.

Chairperson Gage explained that the Board based their decision on the fact that it does not meet the characteristics of Hillside Rd. The goal of the ZBA is if there is a way to make it so the Board doesn't have to alter the Zoning law which in this case if you reduce the house size by 5ft a variance is not needed on the east side, therefore the Board denied the request.

New Business:

#23-01 McKinley/Proctor: SBL# 68.00-3-30.111, (C-1) located at 1896 Western Turnpike is seeking a side yard variance under section 11.6(2) of the Town of Duanesburg Zoning Ordinance. Mr. Proctor and his Daughter Deanna Proctor were both present at the meeting. Mr. Proctor stated that on the current property there is an existing house, barn, and an arena. The barn and arena are not deeded with the house, and they would like to take the barn and arena off from the house because the house is being foreclosed on. Deanna stated that she would like to buy the house and register it as historic and restore the house and barn back to the 1850's look. Deanna plans on buying the house as soon as she can figure out what bank currently owns it. Also, Deanna plans to merge the vacant lot parcel and the parcel with the barn and arena. For the next meeting the Board would like to have the Town Planner review the Survey and determine how many feet is needed for the variance.

Gage/Ganster made a motion that the **#23-01 McKinley/Proctor** application is and exempt Type II action pursuant to Title 6 NYCRR Section 671.5(c)(16).

No further action pursuant to SEQRA is required.

Gage aye, Ganster aye, Boggs aye, Pettit aye, Lack aye. **Approved.**

Boggs/Lack made a motion to set a public hearing for February 21st, 2023, at 7pm, or there about for the application of **#23-01 McKinley/Proctor**: SBL# 68.00-3-30.111, (C-1) located at 1896 Western Turnpike is seeking a side yard variance under section 11.6(2) of the Town of Duanesburg Zoning Ordinance.

Boggs aye, Lack aye, Gage aye, Ganster aye, Pettit aye. **Approved.**

OLD BUSINESS:

None

OTHER:

Chairperson Gage thanked the Board for getting their training done. Also, the Town Board passed a Local Law for Zoom meetings. All participants are encouraged to show up in person, if something happens that you can not attend the meeting there is zoom but there are certain conditions the Board members need to be met.

MINUTES APPROVAL:

Lack/Pettit made a motion to approve the December 20th, 2022, Zoning Board minutes with minor corrections.

Lack aye, Pettit aye, Boggs aye, Ganster aye, Gage aye. **Approved.**

ADJOURNMENT:

Pettit/Ganster made a motion to adjourn at 8:39 pm.

Pettit aye, Ganster aye, Gage aye, Lack aye, Boggs aye. **Approved**